

KEITH'S ARCHITECTURAL STUDIES

MODERN AMERICAN HOMES

Costing to Build
Under Prices Quoted **\$4000 and Over**

NOTE—On account of the constant fluctuation in the prices of labor and materials and the general conditions affecting the cost of building in different localities, there have been included in this collection of designs a few costing a little less than the limit; for if prices were higher in any given locality the cost in that locality would be increased, and if lower the reverse would be true.

The **KEITH CO., Architects**

917 Hennepin Avenue

MINNEAPOLIS,

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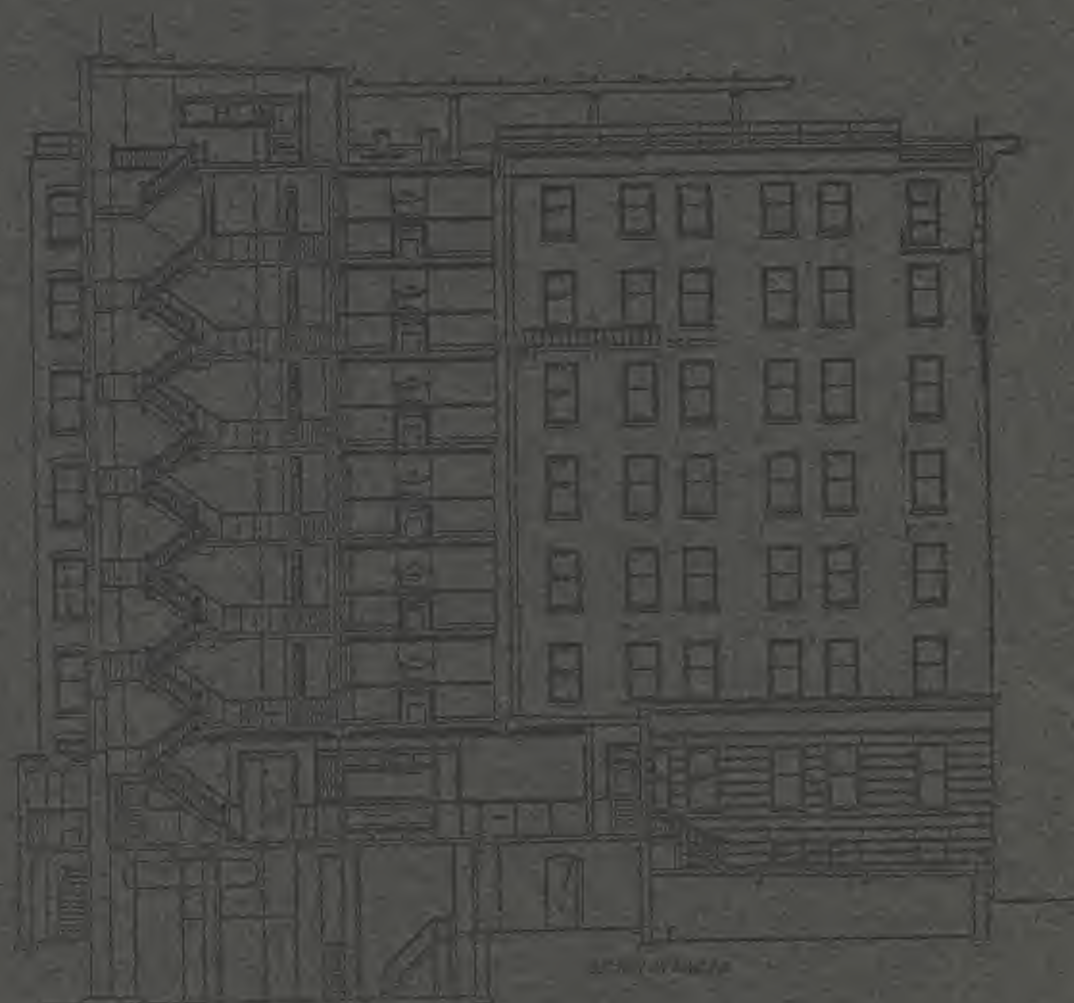
MINNESOTA

No. 3

Price, \$1.00

WE PLAN ANYTHING

SECTIONAL DRAWING FOR ONE OF OUR FIRE-PROOF
APARTMENT HOUSE DESIGNS



WE ARE EXPERIENCED IN FIRE-PROOF CONSTRUCTION AND HAVE COMPETENT MEN TO SUPERINTEND CONSTRUCTION OF LARGE BUILDINGS ANYWHERE IN THE UNITED STATES.

OUR FEES ARE NOT TO BE CONSIDERED IN THE IMPORTANCE OF HAVING YOUR FUNDS RIGHTLY EXPENDED, SO THAT EVERY DOLLAR SHOWS IN THE BUILDING TO THE BEST POSSIBLE ADVANTAGE.

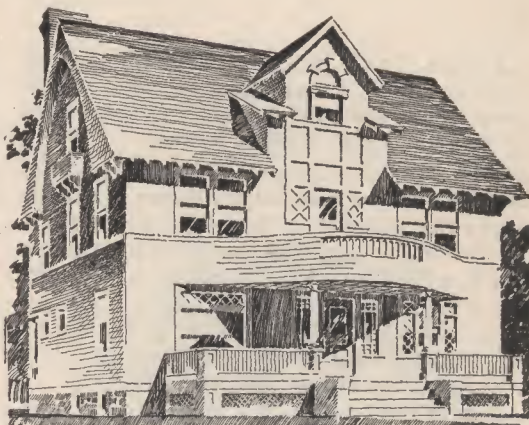
THE COST PROBLEM.

The cost of any building depends entirely upon the prices and conditions prevailing in the locality where the same is to be erected at the time bids on the construction are called for.

The law of supply and demand generally governs the price of labor and materials. The same law dictates what profit a contractor will ask on a piece of work. This fact is incontrovertible. This and the different methods contractors use in figuring the cost of a job account for the almost universal variation in the actual competitive bids from contractors' on complete plans, details and specifications. In half a dozen bids on the same job they will be found to vary 10 to 50 per cent. The competent and financially responsible men will want a good profit on their work, and they usually know how to figure cost. They are entitled to it, too, for their ability and responsibility are worth something.

In all of these facts and conditions are found the reasons for the variations of contractors' figures for constructing any given building.

How, then, can you tell what your proposed building is going to cost? You cannot—that is, exactly. No man on the face of the earth can tell you that until you have received competitive bids from reliable contractors, based on complete working drawings, details and specifications. Then, and not till then, and only for the time being will you know positively the real cost of any building. It is not the high man's figure. The real cost is the low man's figure—if he be responsible, and, most important of all, if your plans and specifications are complete in every detail, so you will not be drowned at the finish with "extras" about which you did not know and had not added of your own volition. But you can tell very closely as to the cost of any design by comparing the schedule of prices under which the work is estimated with the prices prevailing in



your own locality, at the time you contemplate building. This and proper consideration of the general conditions will inform you very closely as to the probable cost. Only competitive bids as above will give you the actual final cost.

The reliable and honest builder dislikes "extras" as much as anybody. That is why they always recommend a good set of plans and specifications for any work they expect to do and they know carefully studied plans will save them money in the construction of the building and secure a building that will please their customer.

Economical building. A building can be made to cost much or little, according to the materials and the manner in which it is finished. With careful study, satisfactory effects can be obtained by using simple, well proportioned features rather than by elaborate detail, which vastly increases the cost of any structure. Then after the effect of the design is thus obtained, working out the details of construction in the most economical manner consistent with substantial and permanent construction will save much money.

There is a limit in this direction beyond which it is impossible to go, and exceeding this limit is the cause of most of the trouble. If you propose too large a building for a certain sum, no man living can keep the actual cost within that sum. By this I mean that lumber costs so much per M, plaster so much per yard, mason work so much per cubic foot, etc., etc. Now, if your building calls for quantities of these materials that at the lowest market price amount to the sum you are willing to expend, how in the world are we to pay for the labor and various other items that must of necessity be included to complete the building?

These are disagreeable facts sometimes when we have only so much money to spend and feel we must have this and that; but it is much better to face the situation before it has cost you very much than after you are fairly "in the stream."

It is the truth; The foregoing is the building situation in a nutshell, and will give you an inside view of the various conflicting interests that unfortunately too frequently lead to misrepresentations. The situation will be found as stated when you come to go through the experience of building.



APPLES OF GOLD IN FLAGONS OF SILVER.

By H. J. K.

Apples of gold in flagons of silver is what Solomon called "words fitly spoken." Is it too much to say of truths which vitally concern one about to build a home?

The modern home of moderate cost is one of the most difficult problems that confronts the architect of today, since he must produce for a modest expenditure a design which will embody the numberless comforts and conveniences, heretofore only dreamed of by the rich. This result can only be achieved by long study and through a natural genius in construction and design.

If you are to build a modest home, it is all the more important that you have the help of an experienced architect. If you try to save his fee, it will surely cost you more money in the end and you will have very unsatisfactory results. It is of more consequence to the builder of a cottage home that it should be economically constructed than to the builder of a \$10,000 mansion. The difference between a good floor plan and a poor one may make the difference of several tons of coal in the winter's fuel, a saving of many steps for the busy housewife and a lessening of the work of housekeeping. A kitchen may be so planned that all the labor saving conveniences and helps to the housekeeper are possible or impossible.

Part of an architect's business is to make housekeeping easy and economical. Beauty is also important. Nothing attracts more than an artistic house. It costs no more money than an ugly one. But you must know how. It is the thought that is put into the construction that saves the money. It is the knowledge of design that enables the architect to form a simple yet refined detail. A cozy ingle-nook, a dainty oriel window, render a home doubly attractive and should you wish to dispose of your property, a practical and attractive design will frequently double its value.

Years of special study along these lines have enabled the really capable architect to economically plan and artistically design moderate cost homes, perfect in every detail and so recognized by the public. He makes special effort to interpret and render practical the original ideas of his clients, expressing their individuality and giving to the design the artistic touch, for when the client and architect are in accord, the results are noble and true.

The interpretation, correct architectural

expression and the rendering practical in every way of one's own original ideas so that the home will be a distinct success in every detail, and truthfully express your personality, is a matter of the very greatest importance to the architect as well as his client.

Shakespeare says: "There is no art to find the mind's construction in the face."

But

"The dwelling a man builds, reveals his personality and through its halls and porticos, runs the story of his life."

Now if the problem be given proper consideration, it means time, and time is money. For this reason a capable man cannot afford to make free sketches, for if a thing is worth doing at all, it is worth doing well. He has no "cheap time" at his disposal, for as a rule, "cheap time" is a sure indication of incapacity, meaning a waste and misuse of your building funds far in excess of the difference in cost to you between competent and incompetent services, to say nothing of the results attained from an artistic point of view.

Consequently, he will demand a retaining fee as an evidence of good faith and he is entitled to it. True, you can sometimes get free service or what purports to be, but it is almost invariably far removed from that. One always finds this true, before the work is finished.

By all means, then, employ competent assistance, a specialist, if possible, for he can serve you far better and you will save money in the end. You want your new home to be a successful home. The first step is to secure the best assistance obtainable, but in doing this select the man in whom you have confidence and then let him render to you that for which you pay him; his ideas and technical knowledge. Do not hamper him with a multitude of impossible instructions. The fact that you give them does not make them possible, and often the architect will pass them over in silence rather than endure an hour's argument and take the risk of your thinking he is "cranky" or has ulterior motives. In other words do not "hire a lawyer and then try the case yourself."

These words of counsel and advice are from the layman with experience. Heed them! They will be found truly "Apples of Gold in Flagons of Silver."

Relation of the Architect to the Builder.

IN considering the relation of the builder to the architect of today it is with no lack of appreciation of the skill and ability which has made the master builder the most trusted and powerful auxiliary of the architect. It is upon him and his fellow workmen that the architect relies for the true and masterly execution of his designs.

But the friendly relations which should exist between the architect and the master builder have in districts lacking artistic appreciation, been dispelled, in the disposition which is shown by some classes of placing their interests directly in the hands of the craftsman. However well known may be his integrity and ability, he cannot in the nature of things satisfactorily accomplish both the conception and the execution of a design. An able writer has said, "there are in every fine building, three leading points; its execution, its magnificence and its conception. The glory of the first is due to the builder, of the second to the owner, and of the third to the architect."

It must never be forgotten that the quality which distinguishes the architect from the engineer or builder, is the artistic, and that it is born, not made. One must have it or he cannot design, as one must have an ear for music or he cannot compose. As well expect the leader of an orchestra who, with his magic baton, brings out from the hundred diverse instruments under his control the glories of Wagner's Tannhauser, to compose that weird and wonderful music. It is true that all composers are not Wagners, and that there are grades of composition, just as in architecture there are different orders and classes of design, but in each case the artistic quality must exist. It may seem absurd to class a stable or a simple cottage as a work of art, but it may become so if treated by an architect who adapts it to its uses and surroundings. There is a proper way and a right way to classify and bring material together. To achieve harmonious results there must be harmony of material, or color, and of design. They do not fly together by chance. They come together because they are all studied and looked after by the one whose training and experience give him the ability to discriminate between the good and the bad, the suitable and the unsuitable.

The architect must have the ability to compose the design so as to best answer the wants of the building, its occupants and their surroundings; and to make the most artistic as well as economical use of materials. Can a builder neglect his business to study out all this? Has he the training and the knowledge of architectural principles that are indispensable to the task? He is too busy erecting houses or other structures if he is a successful builder, and if an unsuccessful one, do you want his spare time?

Those who actually erected the Brooklyn Bridge had no part in the conception of that great and stupendous undertaking. The man who

to give it expression in color and form. It is the artistic idea which makes the picture live. So it is with architecture, and the man who follows the drawings of him who has conceived the design and who works out its lines and proportions in the details of construction given him by the architect so that the completed building may possess its intended and proper expression, is the man who is following his true vocation. When he steps over into another sphere and presumes to design and afterwards execute, it is a mistake, and likely to



prove detrimental both to his interest and the owner's, for his talents lie along constructive lines, and the practical working organization of the building business. It is true that he may produce a house or what passes for a house, but it will not be the home it might have been, had it been thought out in all its possibilities, both artistic and economical, by the artist trained to such service. It is also true that the owner may be unconscious of his loss. So is the uncritical and unsophisticated provincial satisfied with the wrap or gown built up for her by an inferior dress-maker. But does that give it the good style and appearance it might have had, for the same money, had it been planned by some one who knew?

Or perhaps the prospective owner has seen a house he likes and proposed to his builder to duplicate that house. We will pass the unfairness which appropriates the labor of another without paying for it—but does he get his copy? Nay, verily, for in a hundred details, the details that go to make a successful house, he will be disappointed. Moreover the builder, no matter how honest and just he may be, is human and is undeniably, though perhaps unconsciously, influenced by the money consideration he is to receive for his work; and he will persuade himself that a certain thing is "just as good" or will answer just as well, whether it be really so or not, if it save him something in time or money. No matter how good and honest a man your builder may be, the fact remains that far better results can be accomplished where he does not attempt to design the building he is to construct himself. In the first place, he cannot do it with the same degree of success as the man whose entire time is given to this especial study. In the second place, his judgment and recommendations are liable to be warped and, biased by money considerations; and if he has the slight



makes the engraving from a painting is utterly unable to conceive the subject of that picture and



est vein of dishonesty in him, or even a mistaken opinion as to the best methods of construction and design, it will certainly become a matter of far more importance to the owner than the expenditure involved in plans and specifications from a first-class architect.

These reflections are not intended to advance the special interests, business or reputation of any individual, but if possible, to place the matter under the search light of fact, in the hope that the intelligent contractor and the home-builder who desires the best expenditure of his building funds, may recognize the cause which makes for their mutual advantage.

Those who have appreciated the service that the architect has rendered are now living in homes which cost no more to build, contain no more lumber, plaster or other materials than others which do not possess that indescribable something called art which makes the homes that possess it "veritable joys forever." While the true architect glories in this recognition of his service, he never questions that his own just reward is due as much to his co-laborer—the skilled master builder—as to himself.

"Milan Cathedral, the product of one mind, though many workmen helped to rear its marble walls and pinnacles."

An Interesting Object Lesson.



AS IT SHOULD BE

And as it would be if built from the architect's detailed drawings. This is the design that was published in the March, '97, Ladies' Home Journal and has since been built over 500 times.

The difference in the appearance of these two houses is so marked as to make comment quite unnecessary.



The way it looks when built without working details, etc. Note the crudeness of the gable finish, the coarseness of the balcony detail and its general lines, the lack of proportion of the porch columns, the distressing porch rail and gable balcony and a hundred other matters that might just as well, at no greater cost, have been properly constructed if the carpenters had been given the architect's details of construction to work from.



When Built Without the Architect's Plans.

* Here we have another instance of what is the invariable result of attempting to build from sketches or a builder's own plans. Note the roofing of the tower and the lines of the main gable. The one is "stiff" and sadly out of proportion; the other graceful and pleasing in its lines. Again, notice the space at top of gable directly over bay window.



The one is "quietly" filled; the other—. But even these might be passed without much comment were it not for the abominable desecration of the lines of the bay window and balcony, the crudeness and inexcusable "butchery" of the bay window and railing, proportions of the porch columns and the change in the window sizes. These have simply spoiled the house. Ten times the cost of plans, etc., from a competent architect would not be even a consideration for the "botch."

Keith's Architectural Studies.

The Following are our Latest Books of Plans.

These books cover a large variety and give all the designs up to the present time, showing exterior view, floor plans, with sizes, etc., cost estimate, table of prices and full descriptions. You will be intensely interested, even if you do not intend to build, and if you do, the collection will prove invaluable to you.

The books contain Colonial houses, both elaborate and simple in their treatment, simple little cottages suitable for summer occupancy, bungalows, etc.; also city homes and small brick houses and model designs in all the popular architectural styles, embodying every conceivable arrangement, full of cozy corners, ingle-nooks, and attractive features that so often make a home "successful" and give to it an air of individuality. They are as follows:

No. 1.	72 Studies of Homes, costing to build under prices quoted, less than \$800.....	\$.50
No. 2.	82 " " " \$ 800 to \$1200.....	.50
No. 3.	129 " " " 1200 to 1600.....	1.00
No. 4.	134 " " " 1600 to 2000.....	1.00
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No. 8.	146 " " " 4000 and up.....	1.00
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No. 16.	17 Model School Houses (1 to 6 rooms).....	1.00
No. 17.	31 Modern Churches of Moderate Cost.....	2.00

Historic Architecture for the Home Builder.

By WALTER J. KEITH.

Know something of the design of your home—its architectural style—how it came into existence—when and where it was most used.

This magnificent work will give you a synopsis of the matter and save you the embarrassment of ignorance upon what is now becoming a topic of universal conversation.

200 pages, 75 magnificent half-tone illustrations, including examples of the different styles in the Home architecture of to-day. Your library is not complete without it.

PRICE ONLY \$2.00.

THE KEITH COMPANY, Architects.

N. B.—There is no discount on two or more books ordered at once, except as follows, and each is worth much more than the price asked:

Vols. 1 to 8 inclusive, \$5.00. Vols. 1 to 11 and 15 to 17 inclusive, \$8.00. Vols. 1 to 11 and 15 to 17 inclusive, also "The Building of It," and "Historic Architecture for the Home Builder", (see advertisement), \$10.00.

THE KEITH CO., Architects, Minneapolis, Minn.

IMPORTANT.—In ordering please be sure and state plainly just which book or books you wish. Books are sent by mail or express the same day that the order is received. Be sure your name and address, with street number, are plainly written. Many forget to sign their names or enclose remittances, which may account for non-receipt.

Our Exchange Offer on Stock Plans.

Our regular "Exchange Offer" as set forth below fully protects our clients in the matter of "cost."

Plans on approval, pending bids. Complete plans and specifications for any of our regular designs will be sent to any address upon receipt of price. If, within thirty days from time plans are ordered, upon bids being obtained, you find the amount to be greater than you wish to expend, the same can be returned, if in good order, and complete working drawings, specifications, etc., of any other *lower cost design* you may select will be forwarded without additional expense.

No exchange will be made upon special work performed in accordance with instructions or where changes are made in the plans to meet individual requirements, without additional compensation.

In case of special work to order, the matter can always be satisfactorily determined by the submission of pencil working drawings for final approval and preliminary bids.

As for the completeness of our drawings and specifications and the character of service rendered our clients, about the best proof is the fact that they are constantly sending their friends to us for plans. They would hardly do this were the service and designs not entirely satisfactory.

We have one of the largest and best organized offices in the United States. Our business is divided into departments with experts in charge.

We are successfully handling work not only in every state in the Union, but in foreign countries, and can show hundreds of the most flattering and unsolicited testimonial letters.

When it comes to large buildings,—library buildings, churches, schools, opera houses, apartment buildings, hotels, etc., etc., if you desire competent and thorough service in every respect we believe we are in a position to serve you to your distinct advantage and save you some money—not in the cost of our advice perhaps, but in making every dollar of your building funds go the farthest possible and in the securing of the best, most attractive and practical building. *It is not what is saved in the price of plans that is the real consideration at stake.* It is what those plans, details and specifications properly prepared save for you in securing the *proper expenditure of your building funds.* This is a matter of vital importance to the owner.

Basis of Cost Estimates.

The following table quotes the prices of labor and materials used by the estimator in making out

the detailed statement for the designs. This table will be found useful in ascertaining, by comparison, costs in other localities. In this connection we wish to emphasize the fact that the cost of any design must of necessity depend on the prices and conditions prevailing in any section at the time the building is to be erected:

Excavating, per cubic yard (Scraper work)....	\$.10
Rubble Stone Work, per perch (16½ cubic ft.)..	1.60
Brick laid in wall, per 1000.....	9.00
Lathing and Plastering, per yard, two coats....	.14
Dimension Lumber, per 1000, No. 2.....	11.00
Flooring (No. 2 D. & M. Fencing).....	12.00
Sheathing Boards (6-inch D. & M. No. 3).....	10.00
Shingles, "A".....	2.25
Sidings, "C".....	17.00
Finish Lumber.....	\$20.00 to 30.00
Tin Work, per square.....	6.00
Carpenters, per day, 9 hours.....	2.25
Masons, per day.....	3.00
Common Labor, per day.....	1.50

What Cost Estimates Include.

General information regarding costs. The cost estimates which we give in description of each design, means the *house proper*, complete. It does not include the decoration (papering and frescoing), kitchen range, gas fixtures, sodding the grounds, laying the walks, inside or outside blinds, storm sash or wire screens, as these items in many cases are not required, but does include basement, heating, plumbing, painting, mantels, etc., that may be called for by the plans as shown.

In all designs where a full basement is contemplated, the estimate includes a cemented floor and finishing the principal rooms of the first floor in hardwood, either oak or birch. In case other than pine, poplar or some inexpensive finish is contemplated for the houses of small cost, say less than \$1000, and not having full basement, it will be so noted. Where no height of basement is given, a small cellar only is intended. In case steam or hot water heat is desired, this can readily be arranged. Steam will increase the heating cost by nearly double and hot water by more than double what the cost of hot air would be. Cisterns are not included and cost from \$25 to \$60, if desired.

The height of stories given are the distances between the joists.

DESIGNS FOR HOMES

COSTING TO BUILD
UNDER PRICES
QUOTED

\$4000 AND OVER

(Allowance must also be made for varying conditions of competition among contractors.)

Following will be found a large selection of designs, various sketches and suggestions that can hardly fail to please in some measure at least, any taste or preference and suit any pocket book. ♣ ♣ ♣ ♣ We furnish complete working drawings, details, etc.

Cost of Stock Plans.

Complete working drawings, details and specifications and blank "Builder's Contract" and "Bond" ready for execution will be sent to any address on receipt of money or express order, bank draft or certified checks, as per schedule below:

See "Exchange Offer" on preceding page.

Duplicate set plans when ordered with originals, \$3.00. If ordered later, but for the same job, \$5.00.

For homes costing to build under prices quoted,

less than \$800.....	\$ 5.00
From \$ 800 up to \$1200.....	8.00
From 1200 up to 1600.....	10.00
From 1600 up to 2000.....	15.00
From 2000 up to 2500.....	20.00
From 2500 up to 3000.....	25.00
From 3000 up to 4000.....	30.00
From 4000 up to 5000.....	40.00
From 5000 up to 7000.....	50.00
From 7000 up to 10000.....	60.00
\$10000 and upward.....	75.00

What We Furnish.

Working drawings mean elevations of all four sides; drawn to a quarter-inch scale, giving all glass sizes, roof construction, down spouts, window finish, cornice work, porches and all other exterior finish, making complete working drawings of the exterior.

Floor plans; drawn to a quarter-inch scale, giving an accurate arrangement and location of all interior features, construction of chimney, all necessary working dimensions in feet and inches, location of hot air and ventilation pipes, registers, gas pipes, plumbing fixtures, soil pipes, clothes chutes, stairways, swing and size of doors, etc., making complete working drawings of the interior.

Details; drawn to a large scale, showing construction of the stairway, doors, china buffet, butler's pantry fittings, book cases, arches, mantels, ornamental cornices, panel work, and also in detail the construction and framing of the house proper and all special features of porches, balcony dormers, cornices, gables, window boxes, etc., etc., varying in each case, but covering every point not practical to plainly show in the elevations and plans. The above are blueprints.

Specifications, etc. Protect the owner against loss and damage, providing for adjustment of all matters liable to dispute, a technical description of all work, stipulating the manner in which it shall be done, the materials used, etc., and covering every point not embraced in the drawings; also a blank form of "Builder's Contract and Bond" ready for execution, and a recommendation of a scheme of color for painting the house, if requested.

Alterations. Slight alterations can generally be provided for without any extra expense by simply making a memorandum of agreement with your

builder, mentioning the changes desired and attaching it to the contract. The builder can usually adjust these matters to the entire satisfaction of the client and the contract is not impaired, as the owner is fully protected by the memorandum attached to the contract, which specifically states what changes from the plan are to be made.

This will generally avoid the necessity of special plans prepared to particular order, or if the modification is a little complicated, we can furnish a supplementary drawing covering same, to go with the plans, at the actual cost of draftsmen's time in preparing it, which will fully cover the matter

Reversal of Plans.

This is a matter easily accomplished by the builder. It is the universal custom all over the country for a builder to erect a house reversed from the plans as shown, if so desired, and all he needs to do, if he wishes to see them reversed, is to hold them to the light, and looking through them from the back side, he will see them so. Printed so if desired.

Itemized Bills of Material.

Bills of material we prefer not to furnish, as two crews of men will use the same amount of material, some being wasteful and others economical, but if desired, we will furnish same for one-third of the cost of the plans and specifications in addition.

Lumber bill only one-fifth price of plans.

The schedule of minimum charges adopted by the "American Institute of Architects" for "special work," and which constitutes our charges, is as follows:

For Full Professional Services, including Superintendence, 5 per cent., and all expenses, or Ten Dollars per diem and expenses for supervisor alone.

Partial Service as Follows:

Preliminary Studies (except under sketch offer).....	1 per cent
Preliminary Studies, General Drawings and Specifications.....	2½ per cent
Studies, General Drawings, Specifications and Details.....	3½ per cent
Stores and Warehouses (above ratio) ..	3 per cent
Bank Buildings, Apartment Houses, Hotels, Club Buildings, etc., 5 per cent (above ratio).....	
For Alterations, Furniture, Decorations, etc.....	10 per cent
Payments on local commissions are successively due as the the work is completed in the order of the above classification. For outside work, Cash with the order.	

Drawings, as instruments of service, are the property of the architect.

THE KEITH COMPANY, Architects,
MINNEAPOLIS, MINN.

Omissions and slight changes or adjustments desired from our Stock plans can be readily arranged by simply attaching a memo of agreement to contract with builder, thus saving the greater expense of "special" plans simply to provide for changes in a "technical" manner.



Design No. 8.

The arrangement of rooms in this plan is particularly worthy of mention. Not only are they all of good size and most conveniently located for their various uses, but so placed that they join each other around the hall, permitting of throwing the entire first floor together for the purpose of entertainment.

The reception hall is spacious, and has a handsome staircase in it leading to the second floor, with a broad landing half way up. Seats and closets are provided in abundance throughout the house, and these, with china closets, chute, linen

press, etc., make it a complete home in all the details.

The kitchen is separated in every way, from the main part of the first floor by two doors, and especially convenient is the cellar stair, being equally accessible from the kitchen the front part of the house and the outside. Finish first floor quarter oak and birch; second floor pine or poplar. Full basement with cement floor, furnace heat, etc.

Cost, \$3900. Width, 32 feet. Depth, 38 feet.
Height of Basement, 8 feet. First Story, 9 feet 9 inches.
Second Story, 8 feet 11 inches.



Design No. 23.

The exterior, as shown in the sketch, is of stone and the second story frame. The stone would cost a little more than the brick.

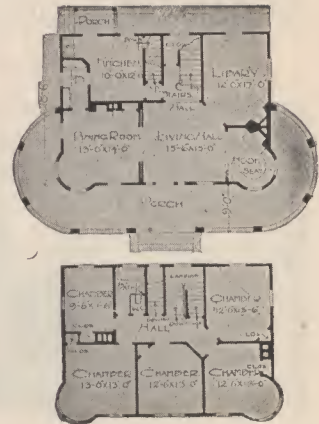
Under a massive stone arched entrance and spacious vestibule entrance is had to the hall. At the right is the reception room, also the stair hall from which, through the rear hall, the kitchen, basement and porte-cochere are reached.

At the end of the main hall from which it communicates with sliding doors is the dining room, unique in shape, being in the form of a hexagon, so as to best utilize the odd corners and accommodate a round table, now so poplar.

At the left of the hall is the library. It is elliptical in shape, 15x32 feet in size, and in three corners formed by the ellipse are cozy nooks with seats and book cases.

Directly opposite the wide entrance to this room is a large fireplace, with a generous mirror, in which would be reflected the handsome main staircase across the hall. Finish first floor oak, birch or cypress; second floor natural pine or cypress. Full basement with cemented floor, furnace heat, etc.

Cost, \$5000. Width, 42 feet 8 inches. Depth, 40 feet 6 inches.
Height of Basement, 8 feet. First Story, 10 feet.
Second Story, 9 feet.



Design No. 37.

Here we have a grand English country home. Its very appearance speaks of the hospitality of its owner. There is a magnificent porch extending clear across the front and half way around each side. The nook at the right of the large living room contains a broad comfortable seat and an open fire. To the left of the living hall is the dining room, 13 x 14 in size, which with its open fire and bay windows forms a most delightful room. This makes a most beautiful design for a home

at the sea shore or on the Hudson river. The finish would be of oak, birch or cypress, but the extremely advantageous opportunities for some beautiful interior effects in the way of wainscoting, beamed ceilings, etc., offer a great temptation to expend a little more money on the interior to do full justice to the design.

Cost, \$3300. Plumbing, \$450; Heating, \$250; Total, \$4000; Width, 39 feet Depth, 28 feet 6 inches. Height of Basement, 7 feet. First Story, 10 feet. Second Story, 9 feet.



Design No. 41.

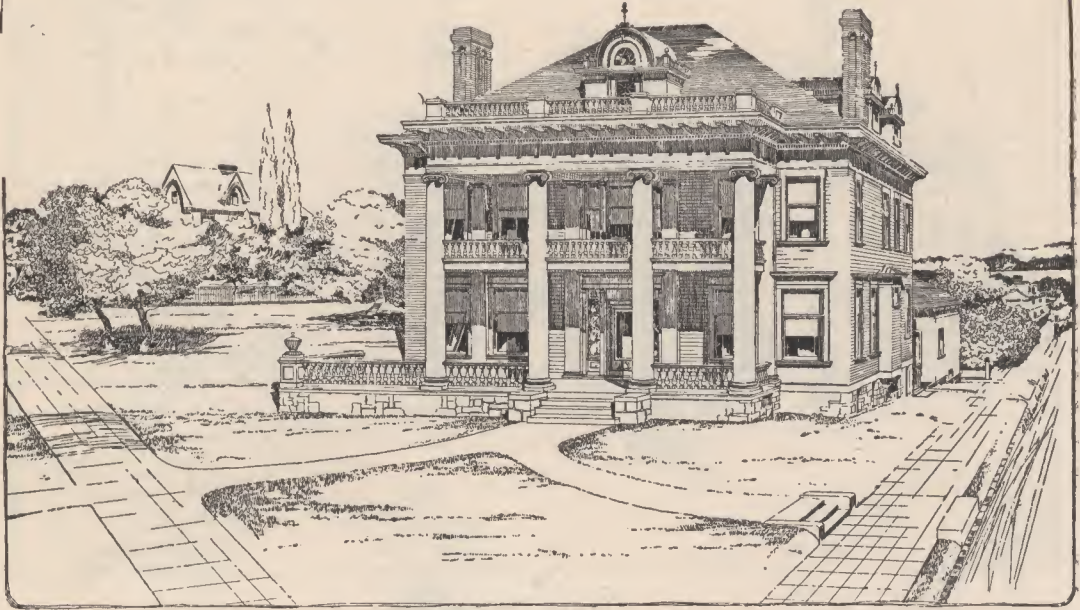
A splendid colonial home and one replete with every convenience of arrangement, detail and finish. Notice the large open terrace and the entrance hall with the rooms opening off at either side. The dining room has a sideboard especially designed with reference to the rest of the finish. The staircase will be found very pleasing.

The library is a most attractive room, the fireplace being of a rich pattern with bookcases at either side. The circular bay window with

its seat makes a delightful place to read. In the attic would be the servants' quarters, or if desired a wing could be built for the servants and the attic used for a billiard hall. The finish on the first floor, except in the kitchen and pantries, would be of quartered oak or birch, the balance of the house cypress or pine. Hardwood floors are included on first floor, halls and bath.

Cost, \$5800. Width, 42 feet. Depth, 40 feet. Height of Basement, 7 feet 6 inches. First Story, 10 feet. Second Story, 9 feet.

DESIGN NO. 40



Design No. 40.

This superb design is one that demands and would do full justice to the best building site it is possible to find in any locality.

Its style is the grand old Southern colonial, with its magnificent porch, balcony and central entrance, giving to it dignity and repose.

The balcony is easy of access from a doorway opening from the children's room, and the "Look-out," from which a magnificent view would be obtained, is reached from the gymnasium.

Entering the house, one passes into the mahogany finished hall, with deep ceiling beams, wainscoting and richly carved staircase.

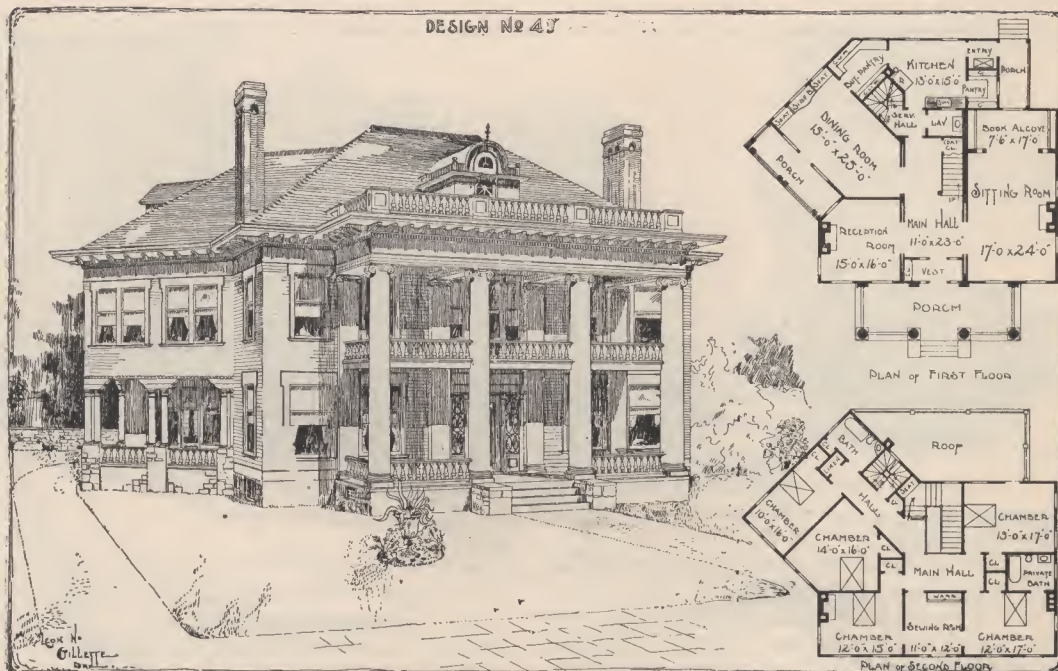
Opening from this hall at the right is the reception room, while opposite is the sitting room and study, 17 x 35 feet in size, all finished in the finest selected cherry. Back of the staircase is a side vestibule, from which the lavatory, servants'

hall and the billiard room in the basement are reached. This arrangement will be found especially convenient in case of a "stag" party being entertained in the billiard room. This room is of splendid proportions and has an open fire, comfortable seats, etc. A "cyclone" cellar, large laundry, bicycle room and servants' bathroom are also arranged in the basement.

The owner's room is especially generous in size, and in addition is provided with a dressing room and a private bathroom, the latter containing a shower bath in addition to the usual fixtures, and would have floor and walls of white tile. Finish, first story mahogany, quartered oak and birch. Second story, cypress and pine.

Cost, \$9300. Width, 44 feet 4 inches. Depth, 56 feet 6 inches. Height of Basement, 8 feet. Billiard Room, 9 feet. First Story, 10 feet 6 inches. Second Story, 9 feet 5 inches.



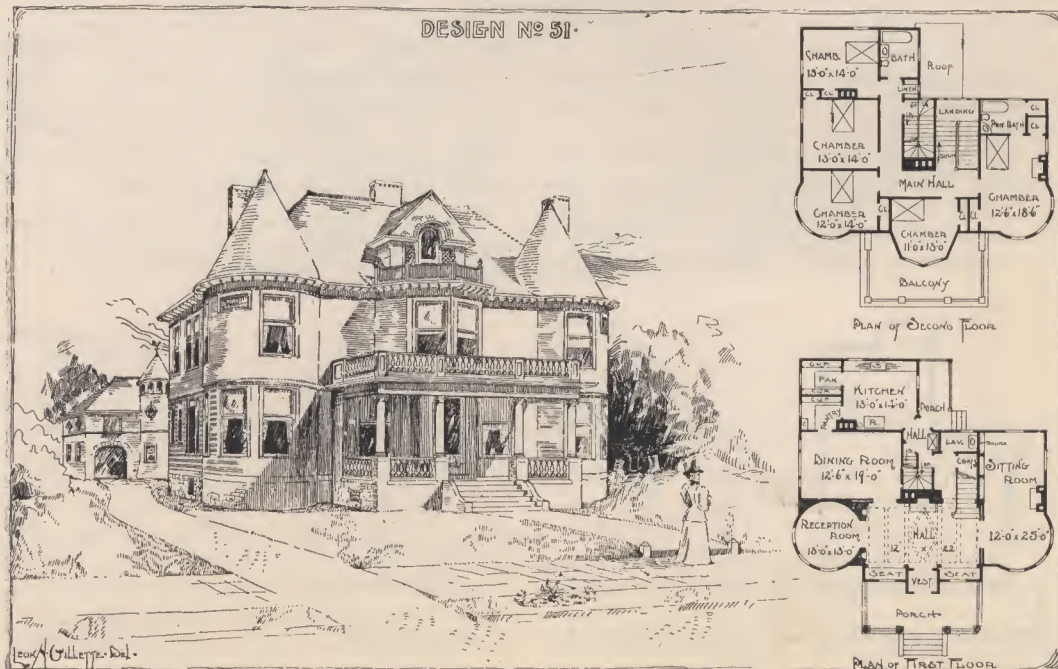


Design No. 49.

Not only is the arrangement of rooms especially attractive, but all the practical requirements of a complete modern home have been carefully looked after, such as a lavatory on the ground floor in a retired yet convenient location, the entire separation of the kitchen from the main part of the house, access from the kitchen to the front door without the necessity of the servant passing through any of the other rooms in so doing, direct stairway from the kitchen to the servants' room in attic, etc., etc.

The size of the rooms, the attractive vistas obtained, the porch off the dining room, a delightful place for the after-dinner cigar; the private as well as general bathrooms and a good supply of sleeping rooms, all of them with pleasant outlooks, are a few of the important features of this design. Finish, first story mahogany, quartered oak and birch. Second story, cypress or pine.

Cost, \$10800. Width at front of house, 46 feet. Total width, 60 feet. Depth, 47 feet 6 inches. Height of Basement, 8 feet. First Story, 10 feet 6 inches. Second Story, 9 feet 5 inches.



Design No. 51.

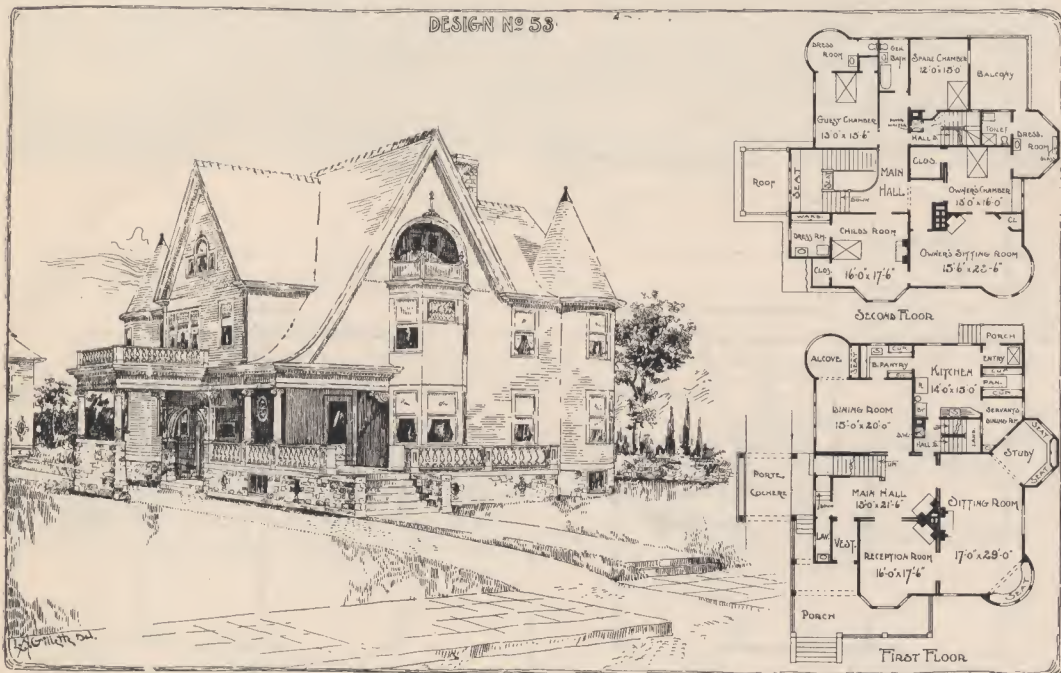
This design shows the reception room perfectly round in shape, and with its dainty furniture decorations and hangings would be a charming place for the social chats to which the ladies are so partial.

The sitting room, it will be noticed, is of such size as precludes the chance of its being crowded when the large, comfortable furniture it requires is in place, and advantage is taken of the extra wide partition along the rear side of the room to recess bookshelves, and, at the same time, make a very attractive feature in the room.

Through a broad opening corresponding with

that through which the staircase appears in the hall, the dining room is reached, while back of the same are provided the requisite pantries, etc., and a most convenient kitchen. From the kitchen the front door is reached through the servants' and main hall without the necessity of the servant passing through any of the other apartments, and the servants also can ascend directly to their rooms in the third story without entering the main part of the house. Finish, first story oak, birch and pine. Second story, pine or poplar.

Cost, \$6700. Width, 48 feet. Depth, 43 feet. Height of Basement, 8 feet. First Story, 10 feet 6 inches. Second Story, 9 feet.



Design No. 53.

In this design, while there are not such a great number of rooms, yet those that are provided are of especially good size and there is no point in the plan that appears cramped.

The hall, with its exceptionally handsome staircase, open fire, beamed ceiling and wainscoted walls, would be a very attractive apartment, and here, if anywhere, one is justified in making a little expenditure, for first impressions are often lasting ones.

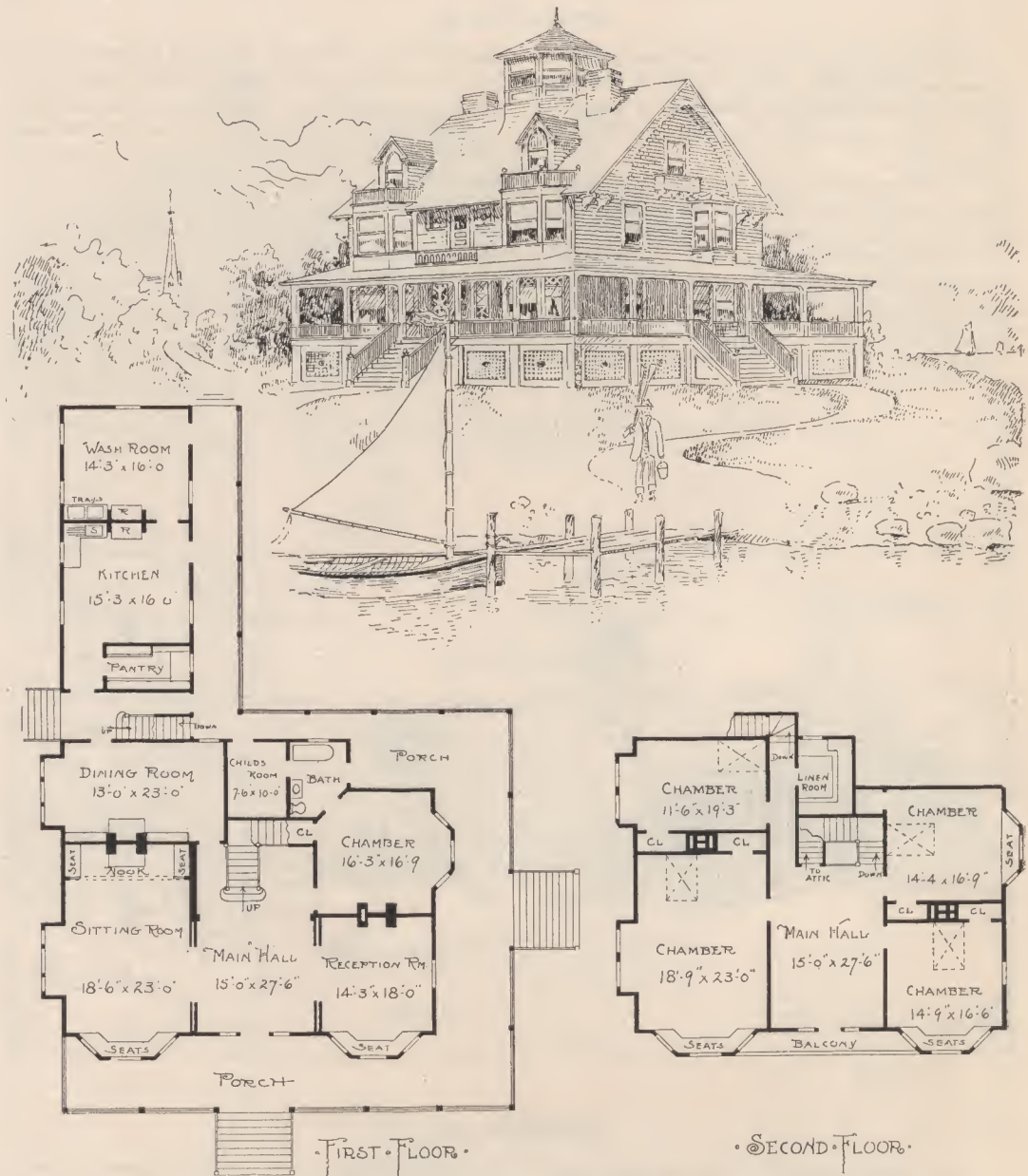
From the stair landing, which extends across the entire width of the hall, a good view of the handsome apartment could be had, while the vista would be enhanced by the glimpse beyond of the sitting room, study and reception room.

Through a curtained opening under this stair

landing a passage is reached that leads to a lavatory on the one side, and on the other, descending a few steps, the carriage entrance. From this vestibule a stairway descends under the main stair and gives a most convenient entrance to the billiard room located in the basement.

A delightful retreat in the shape of the "study" is obtained off the sitting room, in which would be arranged book cases, and were more space for these furnishings desired, a very pretty effect could be obtained by building in the cases in connection with the mantel. Finish, quartered oak, birch and pine.

Cost, \$9000. Width, 44 feet 6 inches. Depth, 53 feet. Height of Basement, 8 feet. First Story, 10 feet. Second Story, 9 feet.



A Large Summer Cottage.

Design No. 84.

In this design the kitchen and laundry are separated by a passageway from the main part of the house. The house rests on brick piers raised above the ground and, if desired, a basement could be formed by building a wall to enclose it. The rooms are large and the ceilings are high and a lookout is provided on the top for the purpose of obtaining a good view of the surrounding country.

A couple of rooms may be finished, by plastering or ceiling them, in the attic or the third story

for the use of the servants, or servants' quarters could be provided in the annex by making same two stories in height. For as large a house as this and a design as attractive, the money has certainly been wisely spent.

Cypress and pine finish. The plumbing is included in the cost, but no heating. The house is plastered.

Cost, \$3950. Width, 48 feet 3 inches. Depth, 82 feet. Height of First Story, 10 feet 6 inches. Second Story, 8 feet 6 inches.



Design No. 86

This house is a study in stone and frame, though it could be built of brick if desired, and equally good results obtained.

On the spacious terrace extending on three sides of the house will be found a shady retreat at any time of day. It would also make a delightful place to dance on a summer evening.

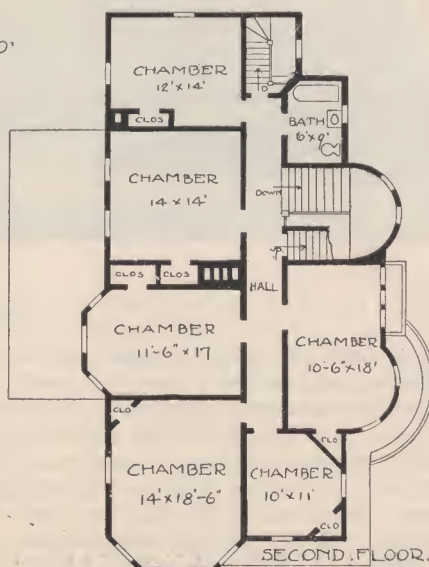
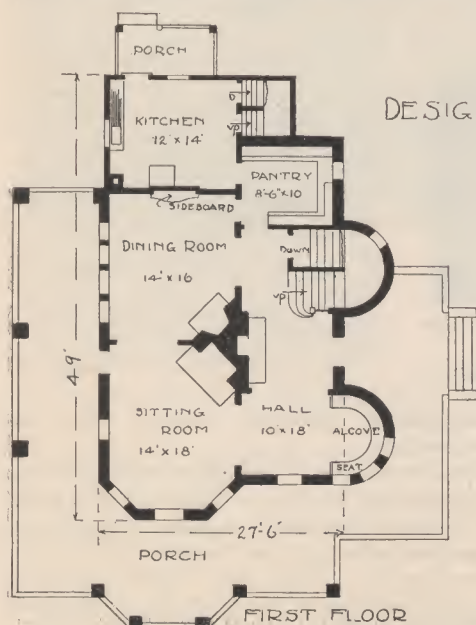
Upon entering, an open fire burns directly in front of you; to your left is the reception hall; to the right the staircase, while at either side of the fire and connected by large casied openings is the sitting and dining rooms which also have open

fires. The dining room contains a beautiful side-board.

On the second floor are five chambers with bathroom. Servants' quarters are provided in the attic. In the basement is the billiard room with a fireplace.

The hall, sitting and dining rooms are finished in quartered oak or birch. The balance of the house is finished with pine. Hardwood floors on first floor, halls and bath.

Cost, \$7000. Width, 27 feet 6 inches. Depth, 49 feet. Height of Basement, 8 feet. First Story, 10 feet 6 inches. Second Story 9 feet 6 inches.





Design No. 87.

This design has been prepared especially for the home of a physician or clergyman, or any one who has need of transacting a large amount of business at home.

It will be noticed that an unusually large vestibule is provided, from which entrance into the main hall of the house is had, or into the reception room as desired. Directly back of the reception room and connected with it by sliding doors is the office or library. For the physician this

would be his consultation room and the large closet and lavatory opening off the same would be found a necessary convenience.

On the second floor are provided five large bedrooms, a large bathroom and a private bathroom. The closets are also ample and the family bed chamber has also the luxury of an open fire, Finish, oak, birch and pine.

Cost, \$4960. Width, 37 feet 6 inches. Depth, 54 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 6 inches. Second Story, 9 feet 6 inches.



Design No. 89.

The large hall, with its exceedingly handsome staircase and hospitable open fire, would be an exceedingly attractive apartment. None the less so would be the reception room and sitting room, both of which have several attractive and unique features. The sitting room mantel is directly opposite the large opening into the hall at the extreme end of which is the staircase above mentioned, which would be reflected in the mirror

of this mantel, giving an unusual and most attractive vista.

The first story could be built of brick or stone. The design calls for stone to the water table with stone piers for the porch columns. The balance of the first story is of red pressed brick with stone trimmings. Finish, cherry, oak and pine.

Cost, \$9000. Width, 50 feet. Depth, 46 feet. Height of Basement, 9 feet. First Story, 10 feet 6 inches. Second Story, 9 feet 6 inches.



Design No. 91.

This design will meet the requirements of a great many people, as it provides on the ground floor for a bedroom, which could, of course, be used equally well as a library, and for the average family the probabilities are that the five large, comfortable bedrooms on the second floor would be ample to meet with their requirements, as the servants could be provided for in the third story. The servants' stairway is so arranged that it will not be necessary for them to enter the main part

of the house at any time except in the performance of their duties.

A square hall gives access to the reception room on the left, the library in the rear of same, while on the right are located the sitting room and dining room, both of which are of generous size. Finish, oak, birch and pine.

Cost, \$4600. Width, 44 feet. Depth, 41 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.



Design No. 92.

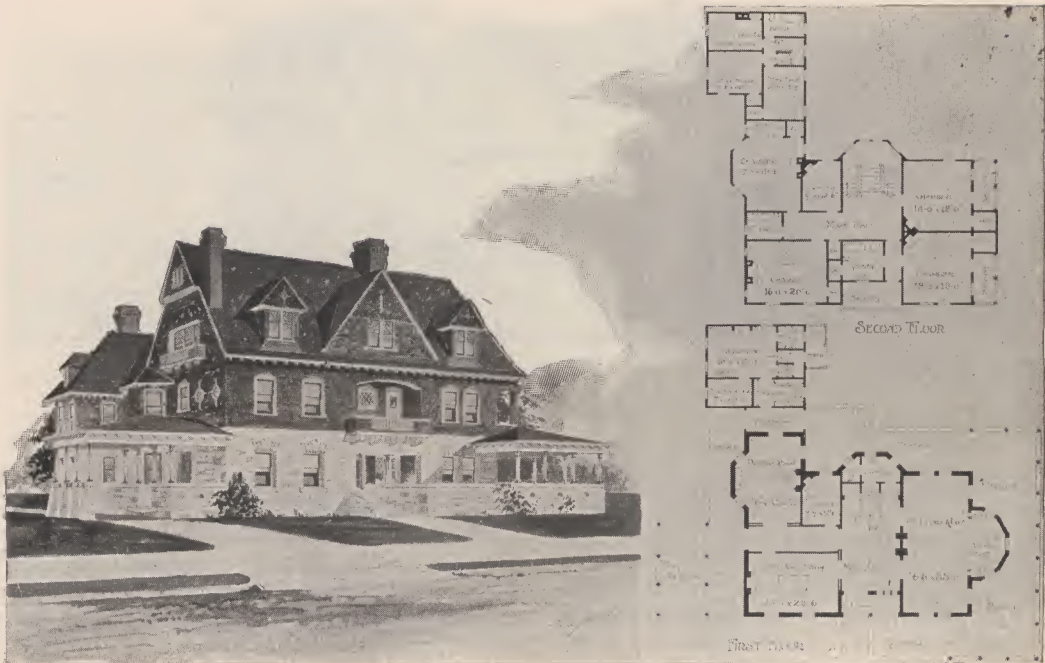
Here we have a design that is home-like and yet quite imposing in its exterior appearance. The hall is spacious, and from it is caught a glimpse through the archway of the staircase in the "stairs hall," which gives access to the carriage entrance and lavatory, also the library. This arrangement would also be found very convenient for a physician or clergyman, as the library is somewhat retired.

The kitchen is somewhat separated from the main part of the house by two doors, which give

direct access to the main hall without the necessity of passing through any other room.

The servants' hall is entirely separated from the main part of the house so that they could go to their rooms in the attic without disturbing the family in the least. There would be a good sized attic, and, of course, if desired, more provision for bedrooms than necessary for servants could be made. Finish, oak, birch and pine.

Cost, \$4100. Width, 46 feet. Depth, 36 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.



Design No. 100.

In this design the porch is unusually spacious and considerable terrace is provided. The hall is a very handsome apartment, with the broad staircase, directly in front of the entrance, ascending to a landing entirely across the end of the room, with return flights on either side. Under this landing would be a lavatory, toilet and coat closet, a very desirable convenience for a house of this character.

From the hall opens by means of two arches a handsome drawing-room of exceptional size, the main feature of which is the large bay window. This fine window is separated from the main room by an arch of wood supported on columns and containing a luxurious seat which gives an attractive view of the open fireplace directly opposite.

Upon the other side of the hall is a carriage entrance, billiard room, office or den, each provided with an open fireplace. The billiard room is pleasantly located and so situated that it could be used as part of the house for entertaining purposes, or could be shut off entirely by means of sliding doors and entered separately from the carriage entrance hall.

Ample pantries are provided, both butler's and kitchen, and over the kitchen, reached by a separate stair are the servants' quarters, which if not sufficient in the number of rooms can be increased by making use of this part of the attic. The

same will be true of the chambers on the second floor of the main house, since there would be a large amount of space in the third story which could be used for bedrooms. The billiard room also could be placed in this portion of the house and the room designed for that purpose would make a very handsome library.

This design embodies several very pleasing features, in particular the wide porch and terrace before spoken of, affording a delightful promenade. This would be a special attraction if the design was carried out as a seashore or Southern residence, for which it is admirably adapted.

The design was, however, principally made for a "ranch house." That is, as the home of the owner of a large plantation, farm or "ranch" as they are called in the West.

In a house of this character it is especially desirable that the dining room should be a little removed from the living part of the house, and it is so arranged in this design.

The finish of the wood work would preferably be of oak for the library and dining room, with high wainscoting, using birch in the other rooms on the main floor and in some of the chambers above. Pine finish painted, could be used in some of the rooms. The cost includes the heating and plumbing.

Cost, \$13500. Width, 58 feet. Depth, 37 feet. Height of Basement, 8 feet. First Story, 11 feet. Second Story, 10 feet



Design No. 105.

This design is especially adapted for a Southern climate, as the ceilings are high, and the rooms of good size. Possibly, however, it would be desirable to put on a larger covered porch, and this could be readily done at slight additional expense.

The library could be used for a bedroom in case one was desired on the ground floor, although the second floor provides five sleeping chambers, which would probably be sufficient for the average family. A full basement is desirable, even in the South, if well lighted and dry. A small fur-

nace will be found very convenient to take the winter chill away.

One of the desirable features of this house is the direct communication from the kitchen to the front door. A coat closet is provided in the front hall. The sliding doors, if omitted, would save about \$30 per pair. A further saving could be made by reducing the height of the house. Furnace heat, cemented cellar floor, vegetable and laundry rooms in basement. Finish, oak and pine.

Cost, \$3350. Width, 43 feet. Depth, 31 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 11 feet 6 inches. Second Story, 11 feet.



Design No. 115.

Here we have a design for a charming home involving an expenditure of more money than most of the designs we have heretofore considered. Particularly noticeable is the extent of veranda, the porte-cochere with its side entrance, and the main hall with its handsome fireplace directly in front of the main entrance.

A servant's room is provided in the attic as well as a large space which could be used as a play or billiard room, or it would be possible to place the latter in the basement and still use the attic for other purposes.

The main hall is wainscoted to the ceiling, and the ceiling is beamed. The hall fireplace is of a handsome design, the facings being of onyx. Above the mantel shelf is an oval bevel plate mirror set in carved woodwork, while at each side is a pilaster with carved cap. The sideboard in the dining room is also of rich design. Oak, birch and cherry finish on first floor. Pine on second. Vestibule has tile floor.

Cost, \$5100. Width, 40 feet. Depth, 44 feet 6 inches. Height of Basement, 8 feet. First Floor, 10 feet 6 inches. Second Floor, 9 feet 6 inches.



Design No. 119.

This design is for a red pressed brick veneer construction with brown stone foundation and trimmings. The rooms are large and the finish is of the best, the dining room being wainscoted and the hall and staircase very effective.

The circle bay on the front adds some to the expense but is quite effective on both the exterior and interior. The rooms open together very nicely, making an admirable arrangement for entertaining a large reception. Hot water heating is contemplated in the estimated cost and the whole house is strictly first-class in every respect.

Several rooms could be finished off in the attic,

if desired. There would be brick partition walls in the basement with laundry, vegetable cellar, etc., conveniently arranged.

The spacious living room with open fire and rounded bay is a handsome apartment. The exceedingly pretty sideboard is an attractive feature of the dining room. The pantry is unusually large and very complete.

Finish of the first story is of oak or birch, and the second floor pine or poplar painted.

Cost, \$5000. Width, 33 feet. Depth, 42 feet 9 inches. Height of Basement, 8 feet. First Story, 9 feet 9 inches. Second Story, 8 feet 9 inches.



Design No. 123.

Here we have quite a large house and one with an exceedingly attractive and novel arrangement, though it can be built for comparatively a very moderate sum when size and finish are taken into consideration.

The "ingle-nook" in the parlor will make a very attractive feature in the plan, as well as the staircase and entrance hall for which the detail is unusually attractive. The porch is spacious and affords ample opportunity for the entertainment of a party on a summer evening.

The exterior is of quiet and pleasing design. The hall on the second floor with rounding bay and seat forms a pretty cozy corner and could be made into a delightful Turkish den. Direct communication with the front door without passing through any of the other rooms is one of the desirable features of this design. Others are the handsome library, two pantries and large closets. Finish, first story birch and oak. Second story, pine painted.

Cost, \$3825. Width, 42 feet 3 inches. Depth, 36 feet. Height of Basement, 7 feet 6 inches. First Floor, 9 feet 9 inches. Second Floor, 8 feet 9 inches.



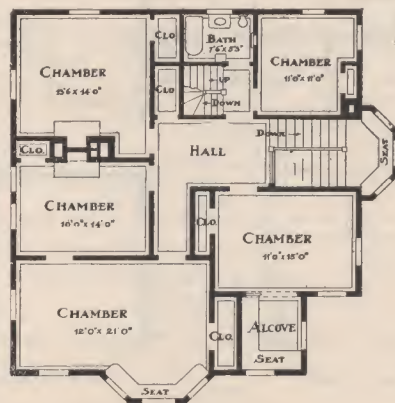
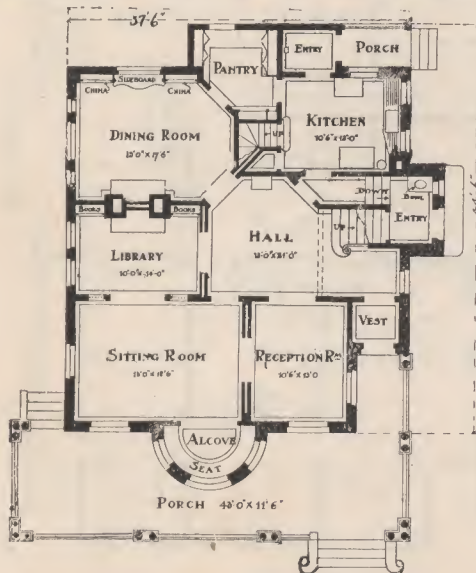
Design No. 160.

Foundation and trim sandstone; first story brick veneer, second story shingles; stone steps; full basement with cement floor, root cellar, etc. Rough cast plaster in upper part of gables. Combination hot water and hot air heat. The principal rooms and hall of the first floor finished in hardwoods; paneled wainscoting in hall, sitting room and dining room; built-in bookcase in library; sideboard and china closets in the dining-

room. Fine billiard room in third story and space for other rooms if desired. Stairway is very handsome. Lavatory in side entrance will be found very convenient.

Oak, birch or chestnut finish first story; pine or poplar on the second story.

Cost, \$5000. Width, 37 feet 6 inches. Depth, 44 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 10 feet 4 inches. Second Story, 9 feet.



COST
\$ 3800.

DESIGN No

161

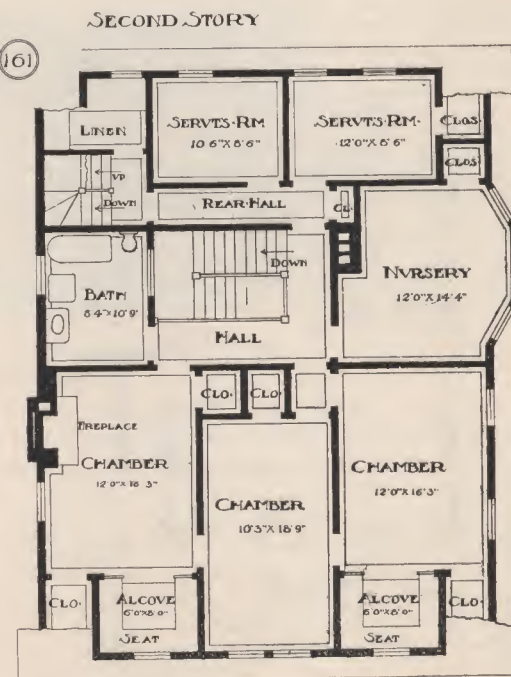
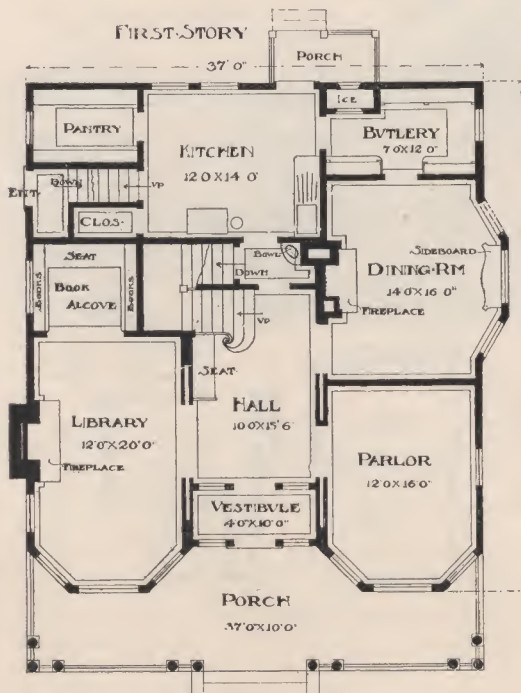


Design No. 161.

A large generous home with every accommodation for a good-sized family. Note the ample bed chambers provided and the two servants' chambers in the rear on the second floor. Quite an important matter in these days of the scarcity of good servants. If desired, the unusually large bathroom could be connected by a private door with the owner's chamber direct. Additional

rooms could also be provided on the third floor, and a careful examination of the plan and exterior will develop many interesting and attractive features in this design. Finish, oak, birch, chestnut and pine.

Cost, \$4400. Without heating and plumbing cost is \$3800. Width, 37 feet. Depth, 37' 6". Height of Basement, 7 feet 6 inches. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches.



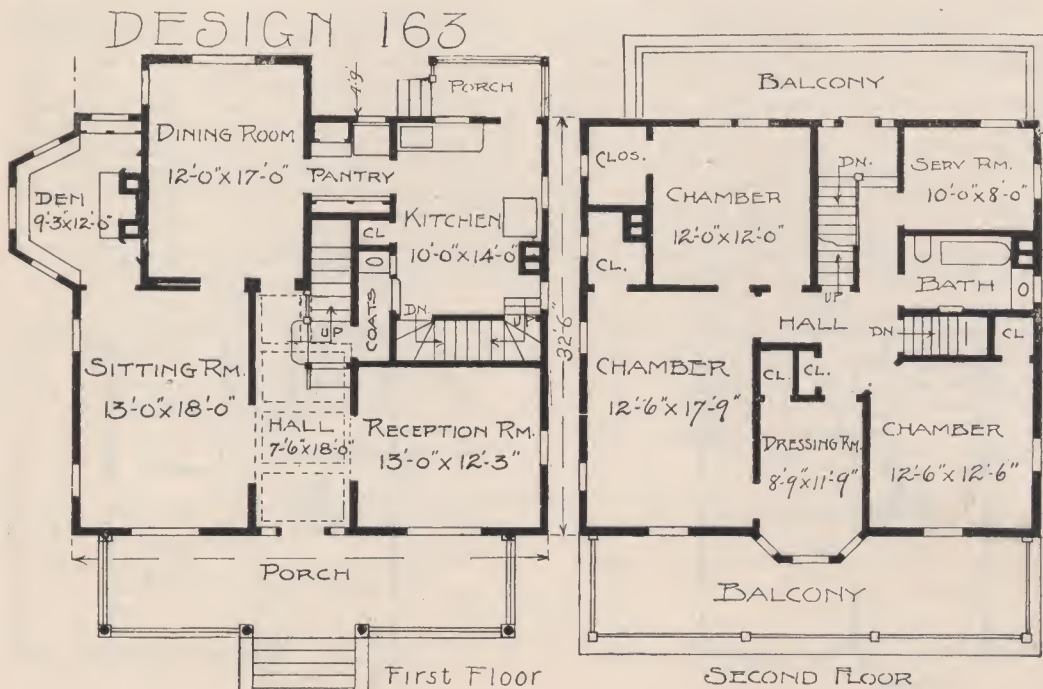


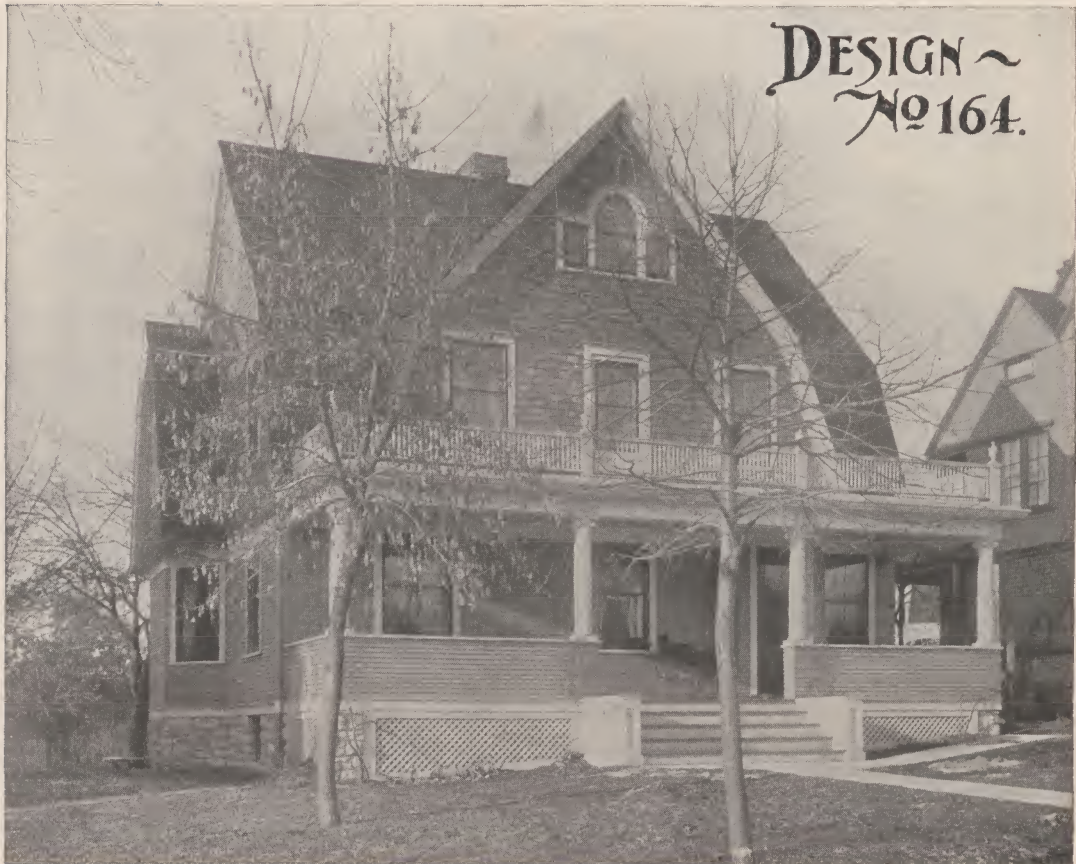
Design No. 163.

A colonial house with several unique and attractive features. The hall somewhat similar to a very attractive illustration which appeared in "The Ladies' Home Journal." It is intended to make the woodwork of white enamel with a mahogany hand rail for the staircase. The sitting room is of good size and has a very unique feature in the way of a cozy corner or "den" back of it with an open fireplace and a comfortable

divan, making a cozy corner on a cold winter's day for reading a good story. In this case the dining room has an outlook in the rear of the house and is designed for a building site which has a nice view in this direction. Finish, oak, white enamel and pine.

Cost, \$4350. Width, 35 feet 9 inches. Depth, 36 feet. Height of Basement, 7 feet 8 inches. First Story, 9 feet 8 inches. Second Story, 8 feet 6 inches.



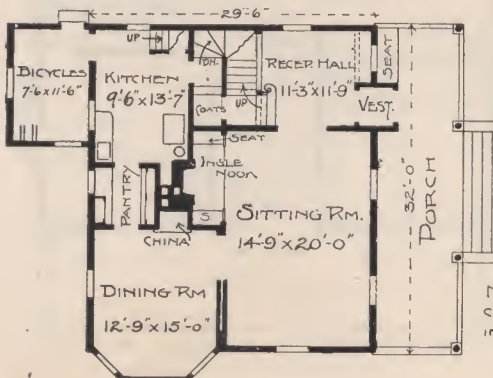


Design No. 164.

This design, as will be noted from the picture is illustrated from a photograph, the house having been built on one of the boulevards of Minneapolis. It is not a showy design, but has the restful, quiet effect obtained by the gambrel roof Colonial style, which wears so well. The main features are the unusually attractive reception hall, communication with which from the kitchen is obtained by a secret door in the coat closet. This passage way also leads directly to the basement. There is an unusually large sitting room with an attractive ingle-nook and a unique "den" on the third floor where, in addition, is also fin-

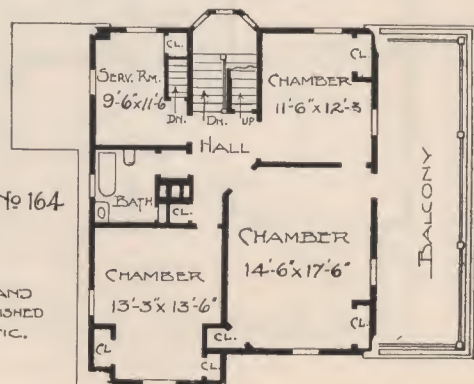
ished off another bedroom. See photographic views. Hardwood floors are provided throughout the entire first, second and third floors and a very nice grade of hardware has been used. The plumbing is of the best description, the fittings being nickel plated and the bathroom walls and floor being of white tile with a delicate pink and blue for a border effect. Combination hot water and hot air heat, automatic gas lighters, etc., are contemplated.

Cost, \$3800. Width, 32 feet. Depth, 29 feet 6 inches. Height of Basement, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches.



DESIGN No 164

NOTE: DEN AND CHAMBER FINISHED IN THE ATTIC.





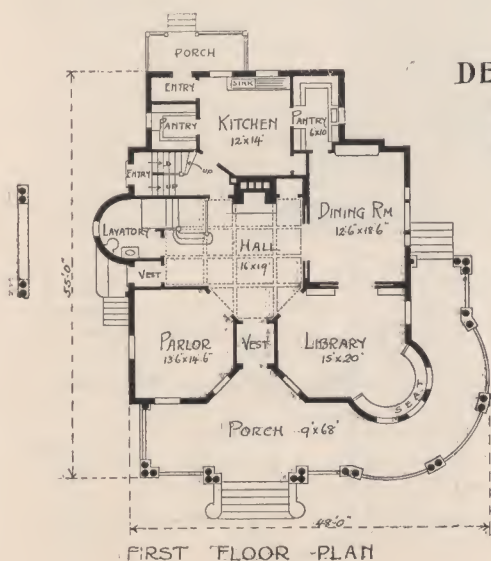
Design No. 168.

A splendid home and one replete with every convenience of arrangement, detail and finish. Superb staircase, magnificent hall mantel, which, with wainscoting to top of doors in the hall and beamed ceiling, gives an imposing effect to the interior upon entering. The vestibule has tile floor, wainscoted to ceiling with oval beveled plate mirror set into wainscoting. The dining room has a magnificent sideboard built in. This room is also wainscoted to tops of doors and has a coved ceiling with electric lights hidden behind the base moulding of the cove, casting a pretty glow upon the rose-tinted wall and ceiling above. The remainder of the finish throughout the house

is of a similar character and very rich. A fine billiard room can be obtained in the third story if desired.

The exterior finish is of narrow and wide siding laid alternately, first, two strips four inches wide, then one strip $1\frac{1}{2}$ inches. The porch trimming is of stone, giving the impression of a substantial and comfortable home. Library and dining rooms are finished in cherry. Parlor and hall, oak. Second story, Georgia pine, finished, natural. Hardwood floor, first story.

Cost, \$5950. Width, 38 feet 6 inches. Depth, 45 feet 9 inches. Height of Basement, 7 feet 3 inches. First Story, 10 feet 3 inches. Second Story, 9 feet 3 inches.



DESIGN NO

168





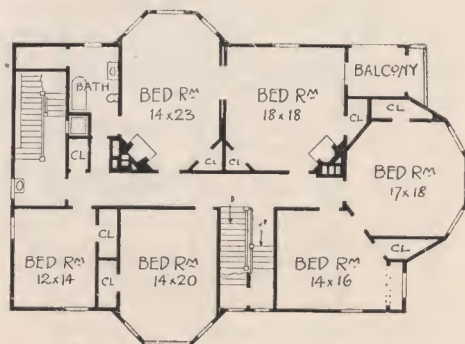
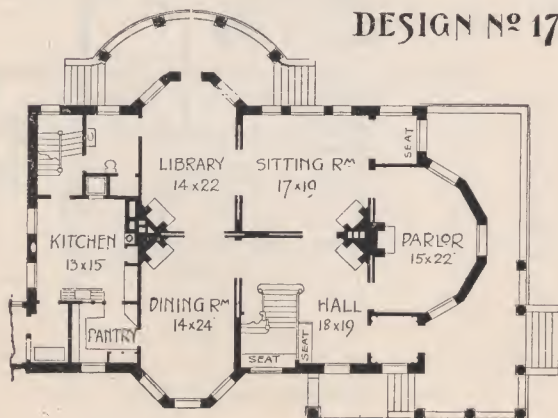
Design No. 172.

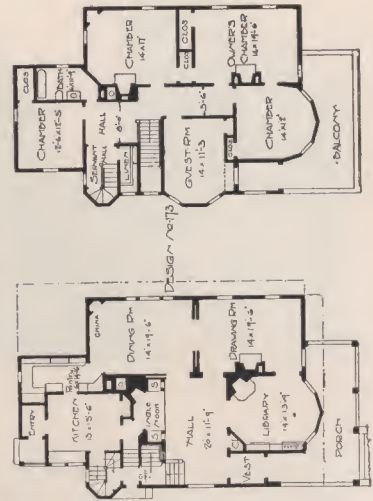
A large fine home suitable for a man with considerable means, and admirably adapted for a country seat. This house should have large grounds, and is susceptible of the very artistic helps of shrubbery and landscape gardening upon the grounds in which it is placed. It is intended to make the exterior of brick and stone, or entirely stone, or the second story may be sided or shingled. The rooms are very large, ample fireplaces are provided, basement and attic are well finished, and a large amusement room in the third floor as well as additional chambers, make provision for

not only a large family, but the entertainment of a number of guests without discomfort. The cost will, of course, vary considerably, according to the finish and thoroughness of the construction of this house, as well as from the varying cost of materials and labor in different sections of the country.

Quartered oak, cherry and sycamore finish on the first floor; maple and birch on the second.

Cost, \$12700. Width, 40 feet 6 inches. Depth, 70 feet. Height of Basement, 9 feet 4 inches. First Story, 11 feet 3 inches. Second Story, 10 feet 6 inches.

DESIGN N^o 172



Design No. 173.

One of the most attractive frame houses ever built. The boldness of its features, the outlook on the third story, the unique arrangement of library, drawing room and hall with its inglenook and pretty stair all combine to make the house a distinct success where it has been built. In this case it overlooks the blue waters of Lake Superior. One admirable feature of this plan is the facility with which guests in case of an evening party can be accommodated. As they enter by the porte-cochere they are conducted by use of

the back stair which in this instance is a very nice one to the dressing room. When the wraps have been removed they may enter the main apartments of the house by the front staircase. Thus the coming and going of guests meeting those in full dress is obviated in a very pleasant and agreeable manner. Finish, quartered oak, cherry and pine.

Cost, \$5500. Width, 35 feet 8 inches. Depth, 54 feet 1 inch. Height of Basement, 8 feet. First Story, 10 feet. Second Story, 9 feet 3 inches.



Design No. 176.

A particularly attractive hall and staircase. Notice the way in which it spreads out upon entrance and the way in which the rooms open into it. An admirable plan for a physician who wishes an office at his house, in which case the reception room offers everything to be desired in this respect. The second floor provides ample accommodations, and one of the chambers has a nice open fireplace. The exterior, while simple in its treatment, has a very nice effect and will wear exceedingly well, and will be a good house fifty years

after it is built. The gentleman who has built it writes that he is tremendously pleased with it.

Steam heat is contemplated and considerable saving could be effected by substituting hot air. The finish on the first floor is of oak and yellow pine. Second floor yellow pine. The large porches will be found a very pleasant and desirable feature.

Cost, \$4100. Width, 38 feet 6 inches. Depth, 39 feet. Height of Basement, 8 feet. First Story, 9 feet 9 inches. Second Story, 9 feet.



Design No. 179.

Not so many rooms, but what there are, are of good size and very nicely finished in handsome woods, and contain features such as bookcases, sideboards, seats, etc. The unusual size of the sitting room makes it an exceedingly handsome apartment. The bookcases are a feature of themselves in connection with the fireplace, working in with the latter. The end of the dining room is a triple arch effect, one side containing the entrance to the room, the other the sideboard, while in the middle is the fireplace with a very unique design in the tile. On the second floor the rooms con-

tinue to be of good size, and the owner's chamber has an open fire and ingle-nook with seat. Adjoining this is the dressing room, from which the bathroom is reached by a door. The third floor is entirely finished off, providing for servants' quarters, storage and a very nice billiard room, with another ingle-nook provided with an open fireplace. Altogether a most complete home. Finish, quartered oak, birch, pine and white enamel.

Cost, \$4600. Width, 35 feet 6 inches. Depth, 40 feet 6 inches. Height of Basement, 8 feet. First Story, 10 feet 3 inches. Second Story, 9 feet 2 inches.



Design No. 181.

Nothing like this in any previous design. Notice the attractive arrangement of the staircase giving a magnificent effect upon entrance to the house. A double landing on the stairs, the second of which would make a lovely Turkish corner, den or any similar retreat. A very pretty effect could be obtained here. Also note the ingenious way in which access is had from the kitchen to

the front door through the rear entry in which is also located a lavatory, and through which the basement stair is reached.

Finish first story, quartered oak, birch and pine; second story, cypress or pine.

Cost, \$5500. Width, 39 feet 9 inches. Depth, 41 feet 11 inches. Height of Basement, 7 feet 8 inches. First Story, 9 feet 9 inches. Second Story, 8 feet 3 inches.



Design No. 183.

A magnificent and luxurious home. Not only a large and generous house, provided with every convenience and admirably arranged, but exceptionally well finished. The drawings are very full and complete, giving a profusion of detail to illustrate the very nice finish and workmanship contemplated in the construction of this design. The staircase is unusually handsome, and the

mantels, bookcases, beamed hall ceiling, etc., are in keeping with the character of the design.

The large attic would make a delightful dancing room or billiard hall. The finish of first floor is of California redwood, oak, cherry and white enamel. Second floor oak, cherry and chestnut.

Cost, \$6600. Width, 39 feet 10 inches. Depth, 42 feet 10 inches. Height of Basement, 7 feet 8 inches. First Story, 9 feet 3 inches. Second Story, 8 feet 9 inches.



Design No. 198.

An elegant home. The finish contemplated is very fine, hall wainscoted to the tops of doors, staircase exceedingly rich and of effective design, dining room has paneled wainscoting and the rooms are all large, side entrance and lavatory communicating with kitchen or sitting room, as desired, built-in sideboard, large pantries and porch. Everything complete. The large stair-landing with its seat would make a delightful Turkish corner. Plenty of room on the third

floor for billiards or sleeping chamber. Owner's chamber has private entrance to bathroom. Rough cast plaster in the panels of the gables could be used to good effect.

Finish of the first floor except kitchen is of quartered oak, with hardwood floors. Second story finish is of pine.

Cost, \$5600. Width, 29 feet 4 inches. Depth, 47 feet 5 inches. Height of Basement, 7 feet 8 inches. First Story, 10 feet 4 inches. Second Story, 9 feet 4 inches.



Design No. 223.

In the sitting room is a handsome mantel with a beveled mirror over and tile facings and hearth, a seat at either side, and in one corner of the room is a book case which, with the rounding bay, form a delightful room. Hardwood floors are intended in the sitting room, vestibule, entry and hall with

oak finish. The dining room is wainscoted four and a half feet high, and has a large sideboard and a china closet also. Finish first story, oak, and pine; second story pine or poplar.

Cost, \$4700. Width, 30 feet 4 inches. Depth, 55 feet 4 inches. Height of Basement, 7 feet. First Story, 10 feet. Second Story, 9 feet 8 inches.



Design No. 227.

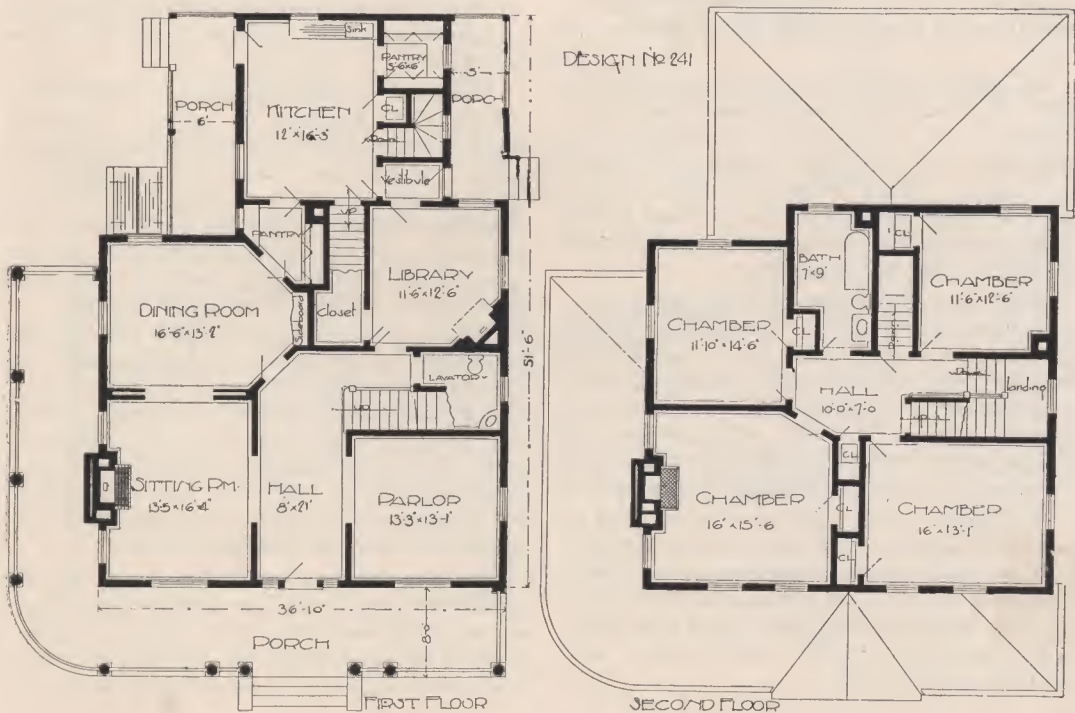
The half stone porch, the handsome tower with the bold treatment of the front make this design an imposing one, and extremely satisfactory in execution. The third floor will have considerable space for rooms if desired. From the front room it is intended to have a door opening onto the balcony of the tower. The side porch in this design will be found a delightful feature of the

house, though it can be omitted at some saving if desired. The library has a fireplace of unique design with bookcases at each side. The built-in sideboard in the dining room is a pretty feature. Oak and birch finish and hardwood floors in principal rooms are intended.

Cost, \$4500. Width, 35 feet 6 inches. Depth, 37 feet. Height of Basement, 8 feet. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.



Cost, \$3700. Width, 37 feet 10 inches. Depth, 51 feet 6 inches. Height of Basement, 7 feet 6 inches.
First Story, 10 feet. Second Story, 9 feet 6 inches.



Design No. 241.

A spacious, convenient and comfortable Colonial home is design No. 241, and one which can be erected for comparatively little expense considering the size of the house and the available floor space it provides. The rooms are all of good size and open into each other and the main hall in a very nice manner.

Fireplaces are provided in a sufficient number for almost any section of the country, although in the South it might possibly be well to arrange for one or two in addition.

The stairway being partially recessed at one side makes a very attractive "stairs hall." Underneath this main staircase is a generous sized toilet and coat room, almost an essential feature in a house of this size and character. The main staircase itself is very easy of ascent, and it will be noted that the second floor is exceedingly economical of space by reason of the central location of the hall. On general principles the nearer the center of the house the staircase lands a person on the second floor, the more economical the arrangement. In addition to the ample bedrooms on the second floor, there is a good attic in the third story planned to be finished off into two bedrooms, though they could, of course, be omitted.

There is a servants' bath in the basement and also provided there is a complete laundry, coal bins, etc.

The porch room is quite a feature of the house, being ample in every respect for a Southern as well as a Northern home, though possibly a slightly increased width might be desirable. In my opinion a porch, or gallery (as it is sometimes called) for the South at least, should be ten feet wide.

It will be noticed in the cost estimate that \$425 has been allowed for the heating and ventilating of the house. This contemplates the installation of a good sized combination hot water and hot air heating apparatus. An allowance has also been made for hardwood floors in the main hall, dining room, pantry, kitchen, the second floor hall and bathroom.

Some very nice rooms could be obtained by carrying the rear L up full two stories in height, but this would make quite a large house and unless the room was very much needed, it would seem best to leave the kitchen extension one story only in height. The side entrance into the library and kitchen would be found especially convenient in coming from the garden or stables.

This house would look very nice painted in yellow and white or a raw linen color for the body with two or three shades lighter or darker for the trim, a black or dark bottle green for the sash, and the roof shingles stained a soft moss green or dull Indian red. Either would make a very good color combination.

Design No. 249.

For attractive features of modern hospitality the country house, so essentially English in its origin, is rapidly becoming a really permanent feature of our American homes. This design is for just such a home as will make a delightful and charming house party and at the same time it is arranged so that much of the house can be shut off if not desired for constant use, by the possibly limited number, of the family proper.

In the first place, the exterior possesses that peculiar charm which impresses one with the comfort and hospitality the guest is sure to find within its walls. Its broad expanse of veranda does not need argument to convince one that it would be a most delightful place in summer. Its spacious entrance hall with its cozy ingle-nook, the ample fireplaces and delightful nooks and corners are a guarantee of the royal good time if the weather be unpropitious for out of door pastimes.

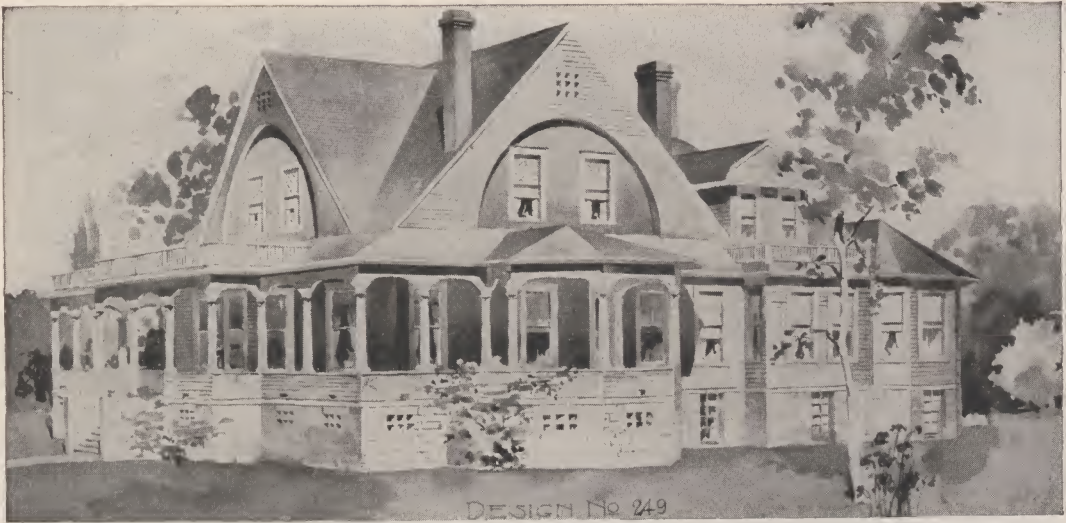
True, most of the house is upon the ground floor, but this makes it all the more comfortable to live in as well as convenient for the entertainment of guests. A full basement under the entire house gives ample space for many of the necessary features which insure comfortable living in such a home.

The social pleasures are not forgotten, for the second story is almost entirely given over to a magnificent ball room, extending across the front of the house, access to which is provided by the main staircase. A servant's room or two is provided over the rear portion and the rear stairway is connected with the ball room by means of a hall so that were it desired to serve refreshments in the latter place, servants could have free access to it.

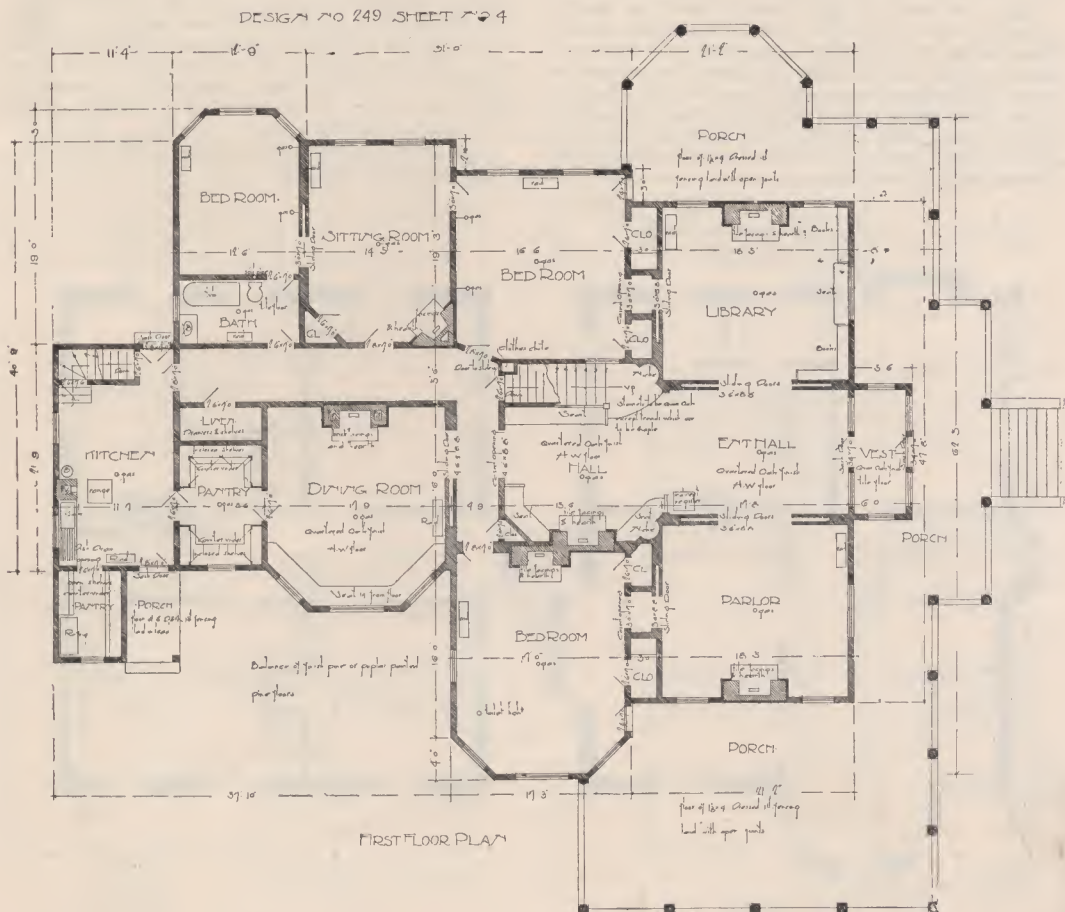
The finish of this house is rather better than usual. The hall has a paneled wainscot which is quite elaborate as has also the library and parlor. The niches in the hall are designed for plaster casts, pieces of statuary, etc. which are so effective in the decoration and furnishings of an apartment. The whole rear portion of the hall is really a magnificent ingle-nook and as a place for delightful *tete-a-tetes* cannot be surpassed.

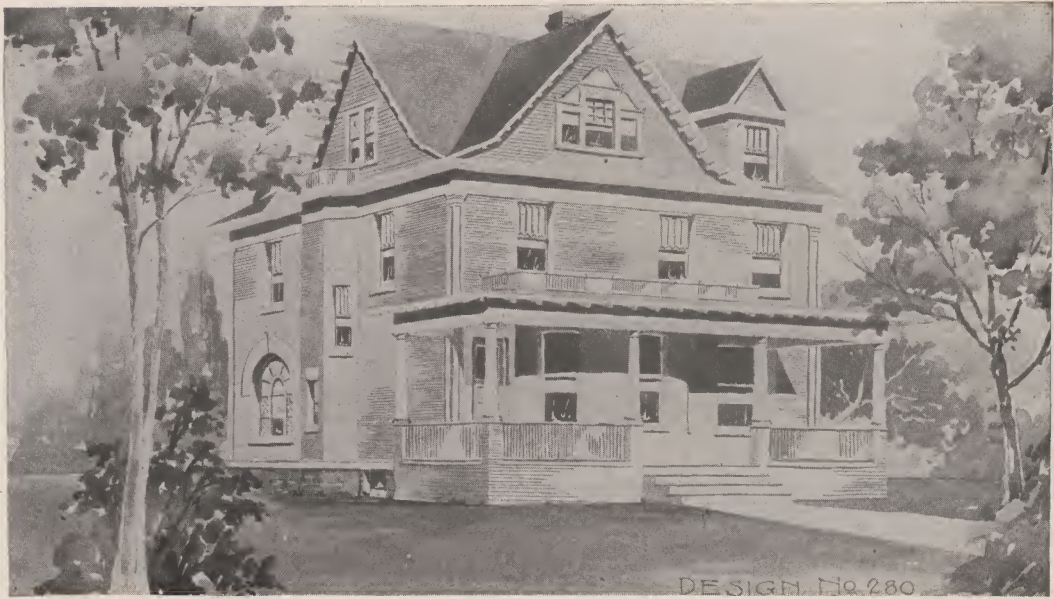
Several schemes of color for the exterior can be adopted on this design with good effect. It would of course depend largely upon the surroundings, but generally speaking a straw yellow body with white trim and a moss green roof would make a good combination. A stronger scheme might be used with good effect, such as an Indian red with natural shingles for the gables of the second story and a green or dull red roof.

The same general effect of this design can be obtained for very much less expense by cutting off the entire rear portion with the single exception of a kitchen back of the hall and adjoining bedroom, using the latter for a dining room.



Cost, \$6425. Width, 50 feet 8 inches. Depth, 76 feet 3 inches. Height of Basement, 7 feet 6 inches.
First Story, 12 feet. Ball Room, 11 feet.





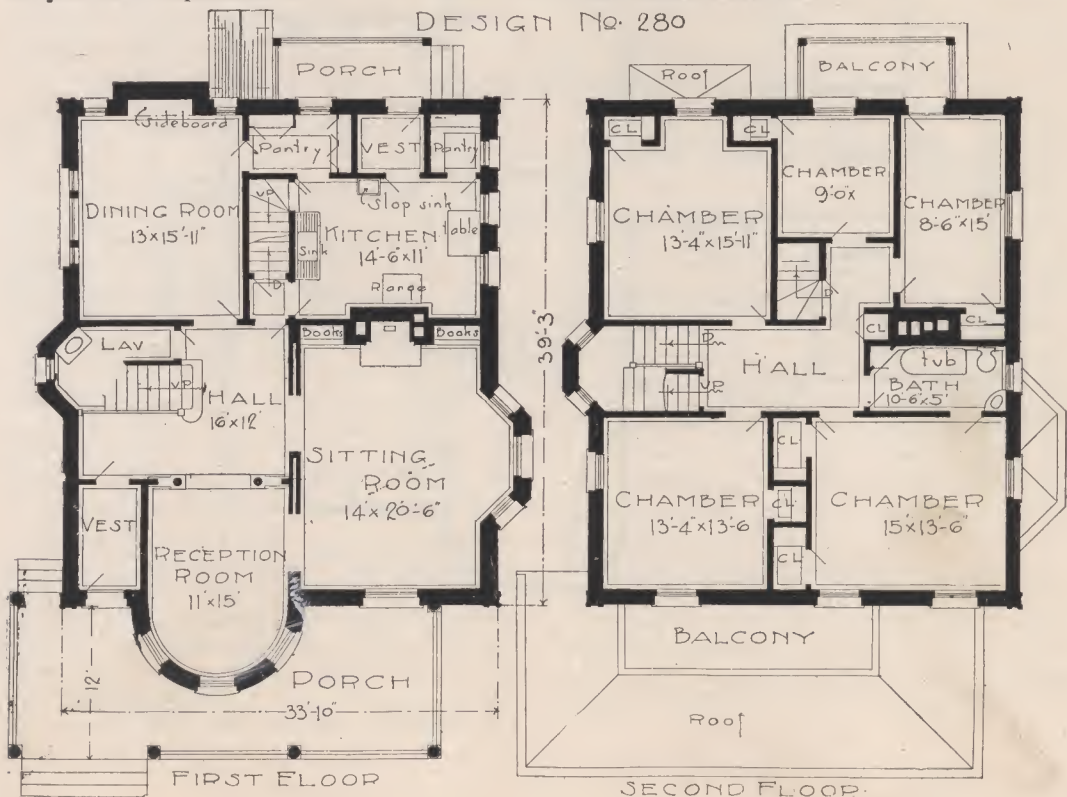
Design No. 280.

No. 280 is a design calling for solid brick construction, excepting in the gables above the cornice line where it was intended to have shingles.

The interior of this house presents many attractive features. The hall is especially handsome, with its splendid staircase and the columned screen effect between it and the reception room. Sliding doors completely shut off the generous sized sitting room from the hall and parlor, and the entire end of this room with the fireplace and the bookcase on the other side make of it a very attractive apartment.

White oak finish is contemplated in the hall, sitting room and dining room. It was intended to make the reception room white enamel, the kitchen and the second story in Georgia pine. Natural finished hardwood floors are also figured for the rooms finished in hardwood and the bathroom. Two rooms beside storage space are provided on the third floor. Basement is extended under the entire house and has a laundry, servants' toilet, coal bins, etc.

Cost, \$4000. Width, 33 feet 10 inches. Depth, 39 feet 3 inches. Height of Basement, 7 feet 6 inches. First Story, 10 feet. Second Story, 9 feet.





Design No. 304.

This house is well adapted to the requirements of a large family, especially where there are young people. The library would make a very nice receiving room where the conversation would not disturb other members of the household. Then, too, the third floor is given over entirely to a dancing hall.

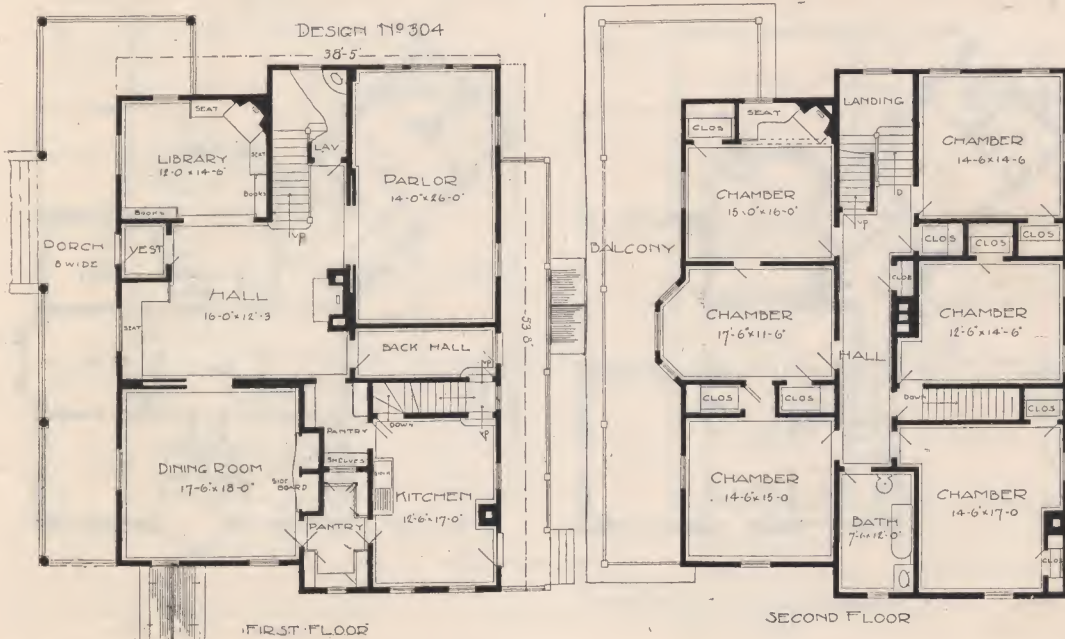
It will be noticed that the reception hall is unobstructed by the staircase. This is a very desirable arrangement for many reasons and one coming more and more into favor. The house is generous in its proportions, and the sitting room and dining room are such that a family party would not be at all crowded in these apartments, and in

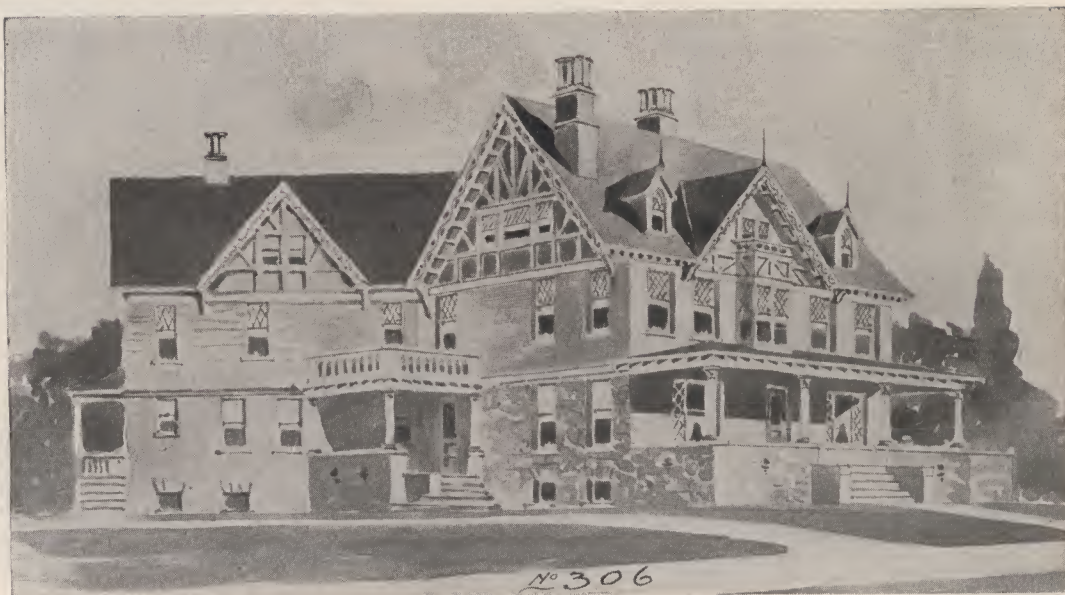
case of an evening reception an examination of the plan will show how admirably the house would open up for such a purpose.

The second floor contains six very nice bedrooms, a large bathroom and a linen room. Of course, if the dancing hall were not desired, two very nice bedrooms could be obtained and there would still be ample storage space left.

It is intended to heat the house by hot water. A full basement, laundry and all modern conveniences are provided.

Cost, \$4300. Width, 53 feet 8 inches. Depth, 33 feet 5 inches. Height of Basement, 7 feet 6 inches. First Story, 11 feet 9 inches. Second Story, 9 feet 3 inches. Third Story, 9 feet. Lowest height in Third Story, 6 feet.





Design No. 306.

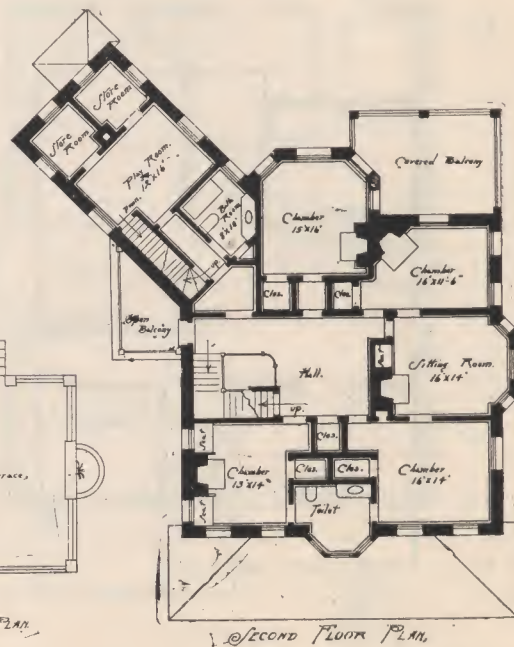
The design herewith given is a most complete modern house and can be built in this city at the present time for the sum of \$11,000. Complete including heating and plumbing. This will build the house as shown in the sketch, finishing all main rooms of the first floor in hard woods and laying hardwood floors. Also wainscoting the hall and dining room and beaming the hall ceiling.

Not only is the arrangement of rooms especially attractive, but all the practical requirements of a complete modern home have been carefully looked after, such as a lavatory on the ground floor in a retired yet convenient location, the entire separation of the kitchen from the main part of the house, access from the kitchen to the

front door without the necessity of the servant passing through any of the other rooms in so doing, direct stairway from the kitchen to the servant's room in attic.

The construction is of stone and brick, though equally good effects could be obtained by the exclusive use of brick. Numerous fireplaces make the rooms cheerful and pleasant. The two front rooms could be easily enlarged, if the private bathroom was not wanted. The finish on the first story is oak, birch and Georgia pine, second floor Georgia pine or cypress.

Cost, \$11000. Width, 44 feet. Depth, 57 feet 6 inches. Height of Basement, 8 feet. First Story, 11 feet 3 inches. Second Story, 10 feet 6 inches.





Design No. 310.

This would make an admirable house for a physician or clergyman, as the side porch would only have to be extended to the library, giving an entrance to that room, which would make a very pleasant office, and the lavatory could then be made to open into the library, or office, which would be a desirable feature.

The sitting room, as will be noticed, is a very spacious room and the columned archway to the entrance hall gives a charming effect.

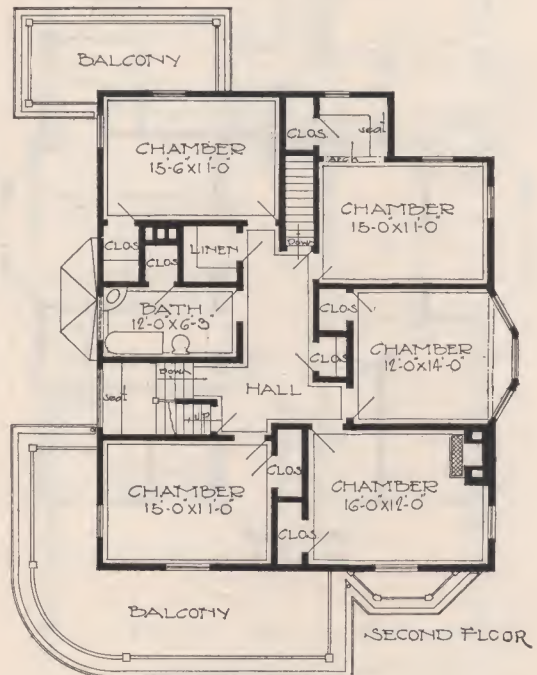
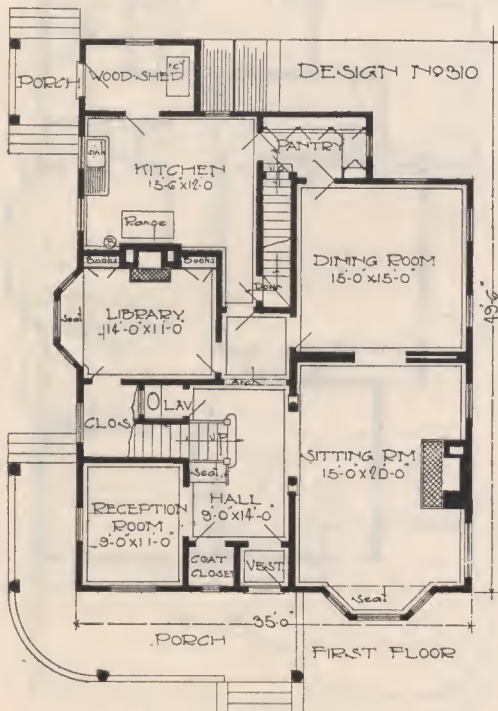
If the closet next the vestibule were not required this space could be thrown into one large

vestibule to good advantage. Placing the doorways in the center with narrow windows at either side would give a very pleasing entrance.

On the second floor five good sized chambers are arranged, and an unusually large bathroom. Part of the bathroom might be partitioned off and a shower bath obtained.

Furnace heat, laundry and vegetable rooms in basement. Hardwood floors and white oak on the first floor, pine or poplar on the second.

Cost, \$3775. Width, 35 feet. Depth, 49 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.





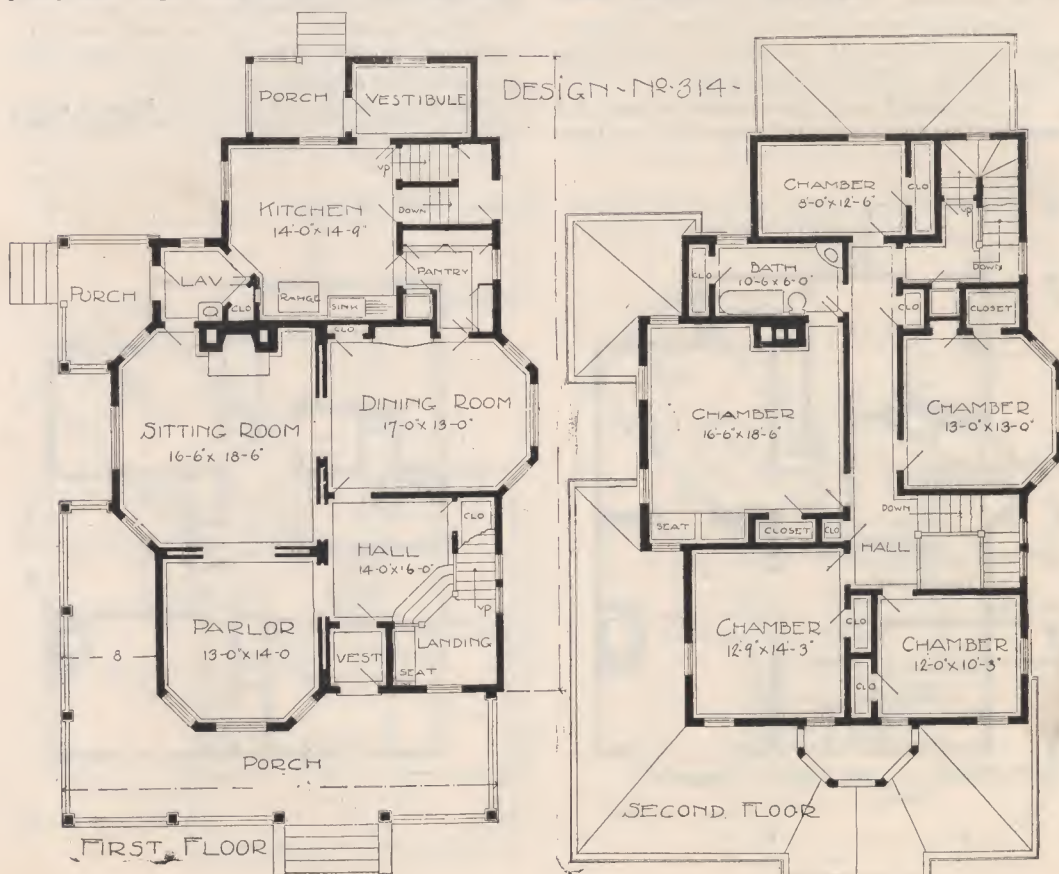
Design No. 314.

This design presents many admirable features to one who wishes a comfortable and handsome home adapted to the needs of quite a large family. The most noticeable feature of the first floor plan is the way in which the rooms open up together, being conveniently arranged for entertaining. The hallway with its handsome staircase and large landing in the dormer forms a very pretty and unique reception hall. The finish is of

quartered red oak, and heavily wainscoted to the tops of the doors.

The finish of the first story is quartered red oak, except kitchen, which is finished in natural pine. Second story pine, painted. Hardwood floors on first story, except sitting room and parlor.

Cost, \$4500. Width, 35 feet 10 inches. Depth, 54 feet 3 inches. Height of Basement, 8 feet First Story, 10 feet 4 inches. Second Story, 9 feet 4 inches.





Design No. 320.

The library in this house is a somewhat unusual and very desirable feature. This room might be used as an office by the owner of the house, making this design particularly applicable to the requirements of a clergyman or physician in providing a convenient place for business conversation or study.

The reception hall, it will be noticed, is unobstructed by a staircase, as the latter occupies a separate hall of its own. This is a very desirable arrangement for many reasons, and is one that is coming more and more into favor.

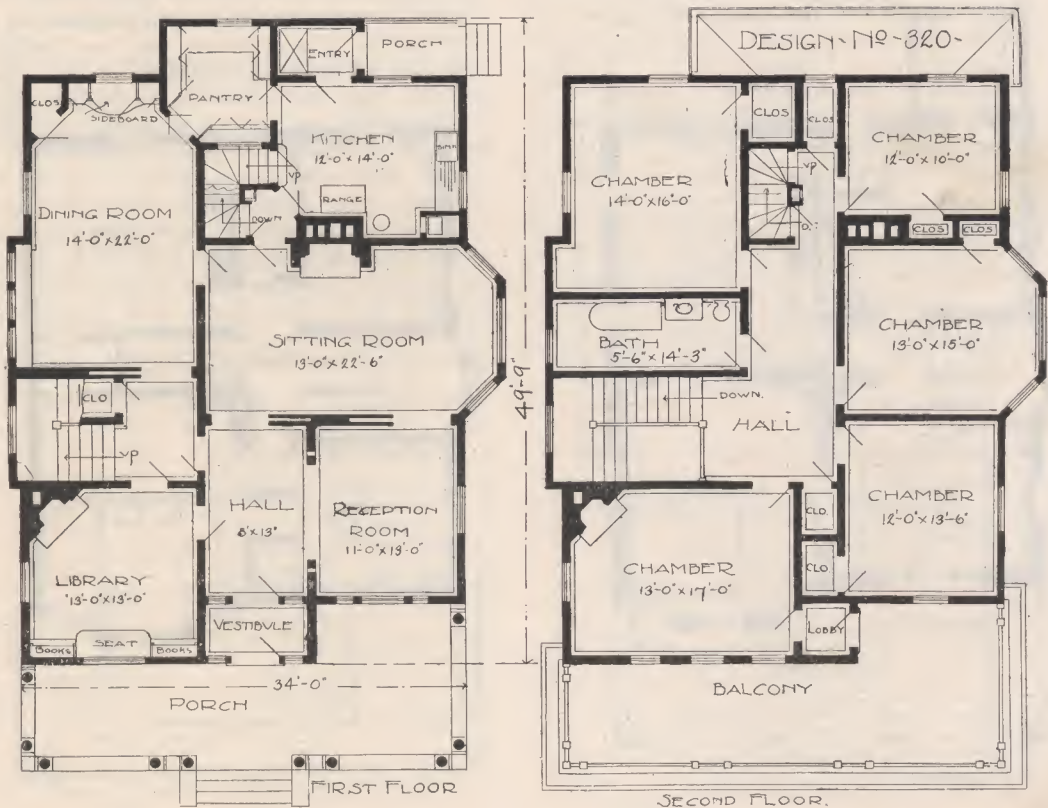
The house is generous in its proportions, and the sitting room and dining room are such that a

family party would not be at all crowded in these apartments, and in case of an evening reception an examination of the plan will show how admirably the house would open up for such a purpose.

The second floor contains five very nice bedrooms, a large bathroom, a linen room, etc., and, if desired, the servants would find ample accommodations in the third story.

Of course, if it was thought desirable, the porch could be extended around the side of the house. Finish is of pine or cypress painted. Laundry and furnace are provided.

Cost, \$4200. Width, 34 feet. Depth, 49 feet 9 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.





Design No. 322.

Unpretentious but practical, a simple yet comfortable home of solid brick construction, excepting the gables where it is intended to use shingles or slate, whichever is desired.

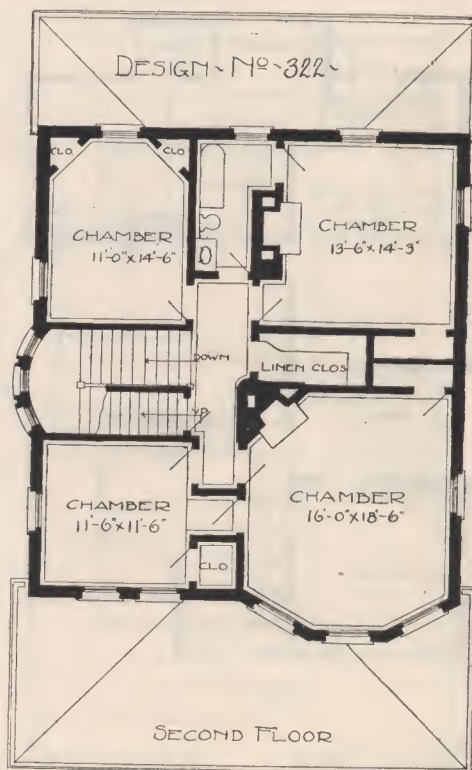
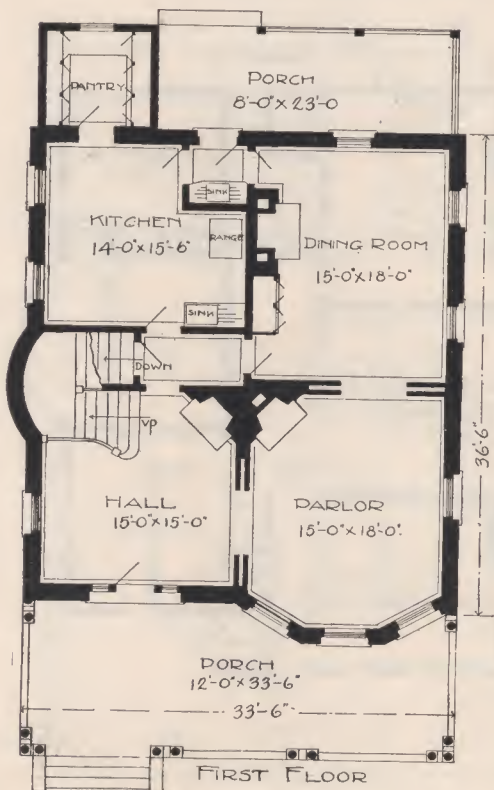
Among the desirable features of this design mention may be made of the easy access from both kitchen and dining room to the front door. Plenty of open fires make the rooms pleasant and cheerful.

Many people might desire a back stairway, and to those I will say that either a back or a combi-

nation stairway could be easily incorporated without infringing to any extent upon the rooms. Hardwood floors are intended for the first story. White oak finish in the hall and dining room. In the parlor red birch is used. Pine or cypress, painted, for the second floor. Plenty of space in the attic for two rooms.

Full basement laundry and furnace heat are contemplated. See designs Nos. 278, 280 and 311.

Cost, \$4000. Width, 33 feet 6 inches. Depth, 36 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 10 feet. Second Story, 9 feet.





Design No. 335.

A substantial home. Its very appearance speaks of the hospitality of its owner. The spacious porch is the principal feature of the exterior, and will add much to the pleasure and comfort of the occupants of the house.

Upon entering the reception hall one has at his left a generous sized sitting room, connected with the hall by a columned archway. This room is made very delightful by the open fire and seats which extend entirely around the bay. The sitting room as well as the hall and dining room is heavily beamed and finished very handsomely. At the cross sections of this beaming electric lights are placed, which throw a glow over the entire ceiling, giving a very beautiful effect.

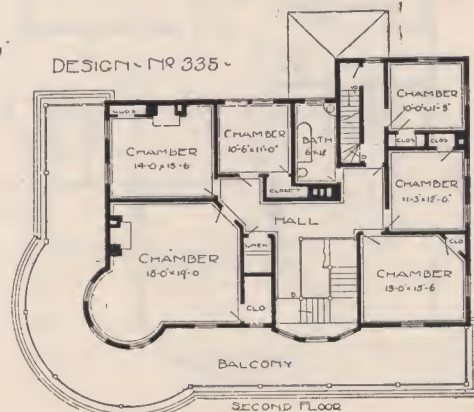
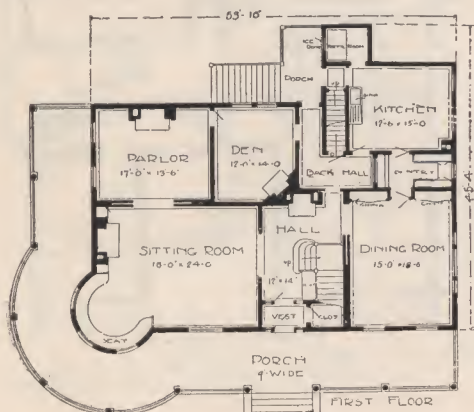
The parlor and den are very conveniently located, and all the rooms open up very nicely for entertaining. The second floor is well provided with large and pleasantly situated chambers. The attic is finished off with four chambers, it being

intended to use this floor for servants' quarters. Of course, if they were not desired, a very pleasant billiard room might be made of the third floor, and the servants could then be accommodated in a wing built on at the rear of the house.

Stone underpinning with stone piers and trimming on the front porch would add much to the exterior appearance, giving the house a richer effect.

The plans call for furnace heat, but in many localities it might be desirable to substitute either hot water or steam, which would increase the cost about \$400. The finish of the first story is quarter sawn oak, cherry, red birch and Georgia pine. Second story red birch. Hardwood floors throughout the first and second stories, those in the parlor, sitting room, hall and dining room being parquet floors. Tile floor in the bathroom.

Cost, \$6500. Width, 53 feet 10 inches. Depth, 45 feet 4 inches. Height of Basement, 7 feet 6 inches. First Story, 10 feet 3 inches. Second Story, 9 feet 3 inches.





Design No. 341.

In design No. 341 we have a house well adapted to a corner lot of good size, as this is quite a large house. The rooms are of good size and well arranged. Between the hall and reception room are turned columns of handsome design ornamented with carved caps, and between each column and the wall is a ledge where a palm could be placed with excellent effect.

From the hall a view is obtained of the living or sitting room bookcases and fireplace, the facings and hearth of the latter being of selected pressed brick.

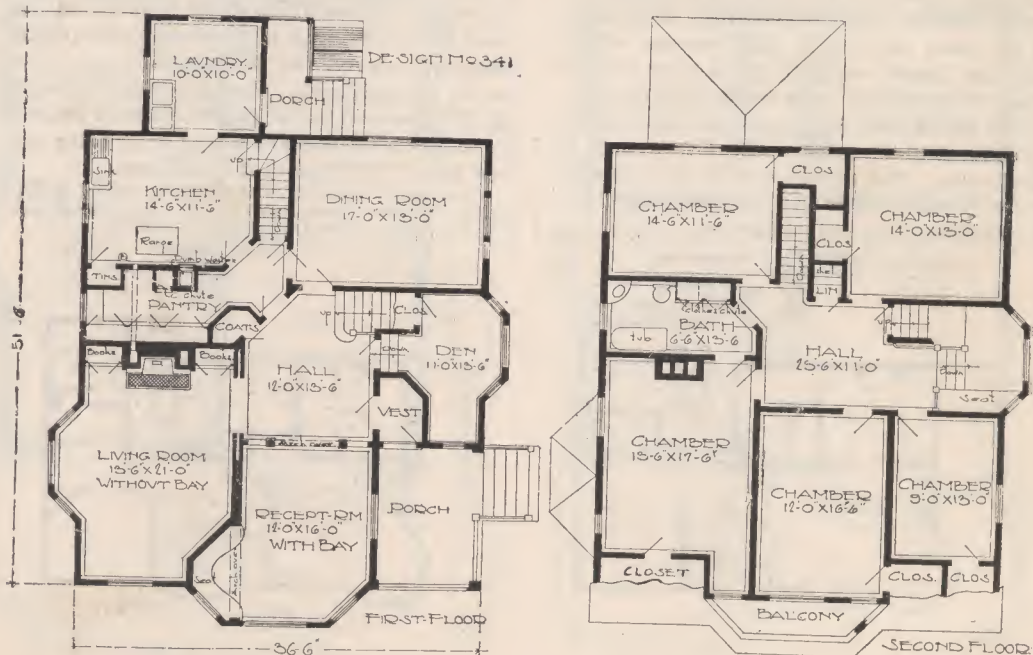
Among the modern conveniences are the clothes chute from the bathroom to the pantry and the dumb waiter from the basement to pantry. The

laundry is so situated as to answer the double purpose of bicycle room or woodshed.

Were more porch room desired, the present porch could be extended out in front and across the reception room with good results. An open terrace would look very well here and be less expensive than a covered porch.

Hardwood floors are intended in the hall, den, dining room, kitchen and bath. Oak finish in dining room and living room. Birch in the hall and reception room, balance of the house pine, or cypress. Hot water heat.

Cost, \$4015. Width, 36 ft. 6 in. Depth, 41 ft. Height of basement, 7 ft. First story, 9 ft. 8 in. Second story, 8 ft. 8 in.



DESIGN NO. 342



Design No. 342.

This is a large, spacious house that would make a very comfortable home for any one. The hallway is handsomely detailed and would make a pretty apartment with its seats and broad staircase.

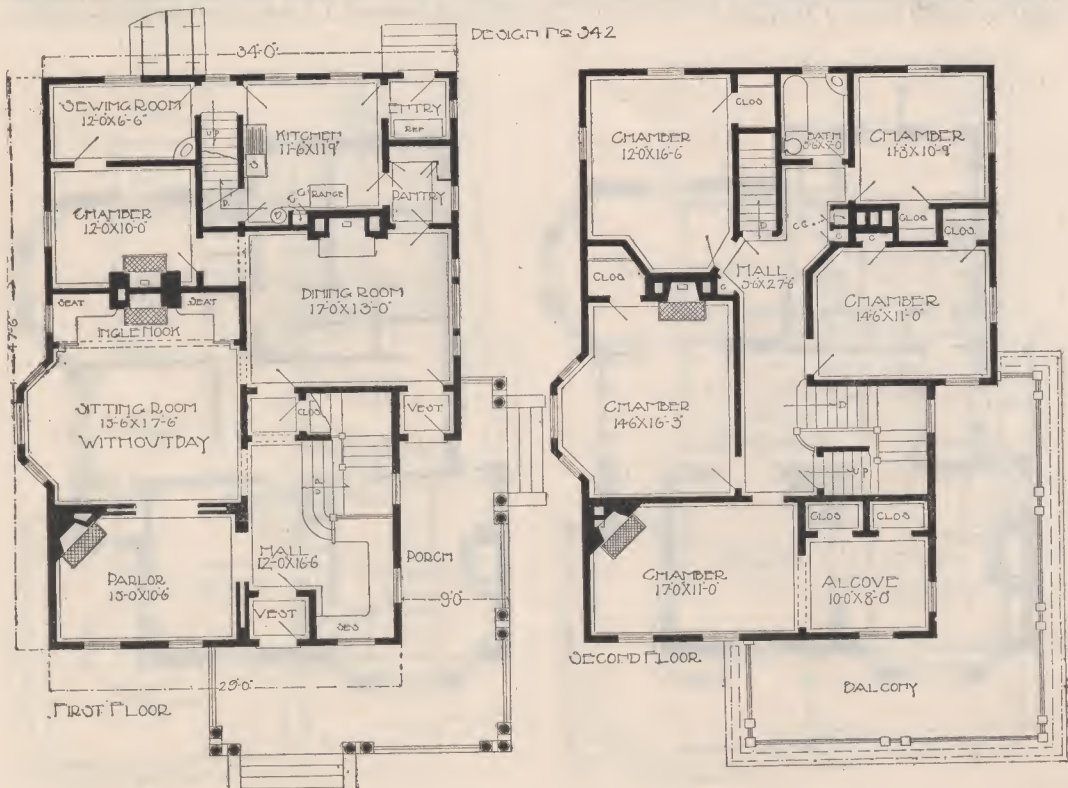
Opening from the hall by means of a sliding door is the parlor, and this room is also connected with the large sitting room by sliding doors. The ingle-nook in the sitting room is paneled around the seats to the top of the mantel shelf. Above the shelf is a bevel plate mirror and little square wood panels running to the picture moulding. At each side of the mirror is a gas or electric light, so that a pretty fixture here would make a very effective decoration. All the fireplaces are in-

tended to have tile facings and hearths and except the chamber mantel to have plate mirrors.

The rooms open up very nicely for entertaining, for, as will at once be seen, guests can go from the hall to parlor and sitting room, thence to the dining room for refreshments and out through the hall direct without being obliged to return through the other rooms.

Hardwood floors are intended for the kitchen, dining room and hall. Finish is of pine or cypress. Hot water heat. Laundry. No rooms finished in attic.

Cost, \$3825. Width, 34 ft. Depth, 47 ft. 6 in. Height of basement, 7 ft. 6 in. First story, 10 ft. 3 in. Second story, 9 ft. 3 in.





Design No. 344.

No. 344 is designed for solid brick construction having brick quoins at all corners, keys for all windows with stone sills, and no pains have been spared to make this house ideal in every respect. As will be readily noticed by glancing at the exterior, the triple window in the hallway is of rich pattern, the large light being plate and the smaller ones leaded glass.

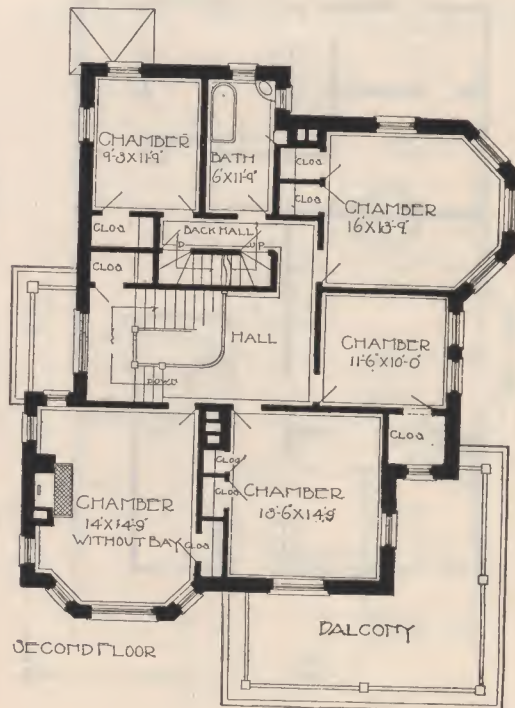
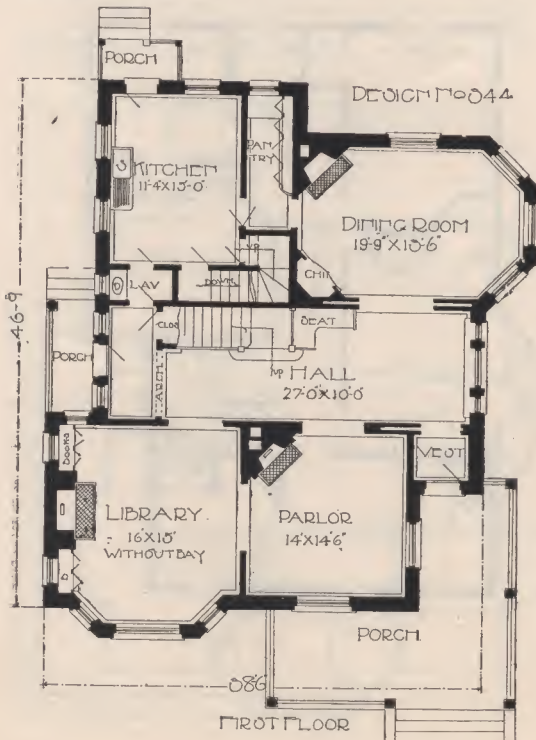
Entering the hall one is at once impressed with the roomy comfort of the three rooms opening from it. The hall itself extends through the center of the house from side to side, at the left giving access to a side porch, or a porte-cochere might be added there if desired.

At either side of the fireplace in the library are book cases. This room is intended to be finished in quarter-sawn oak with floor of the same, as are also the hall and dining room. The parlor is to be of pine enameled. The second story finish is pine or cypress painted.

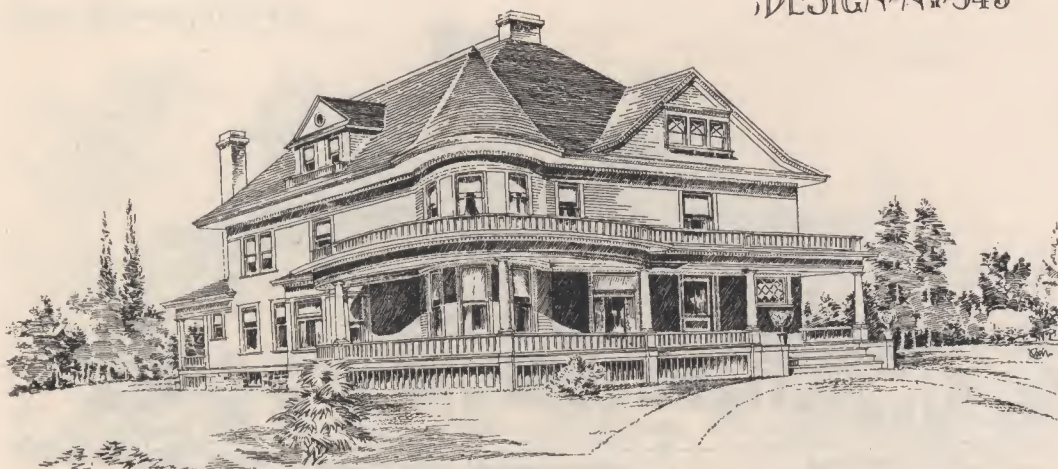
Three rooms are finished in the attic for the accommodation of servants, or a very nice billiard room or gymnasium could be obtained there if desired.

Hot air heat. Laundry, vegetable room and fuel bins in basement.

Cost, \$5800. Width, 38 ft. 6 in. Depth, 46 ft. 9 in. Height of basement, 7 ft. 6 in. First story, 10 ft. Second story, 9 ft.



DESIGN-NO-345



Design No. 345.

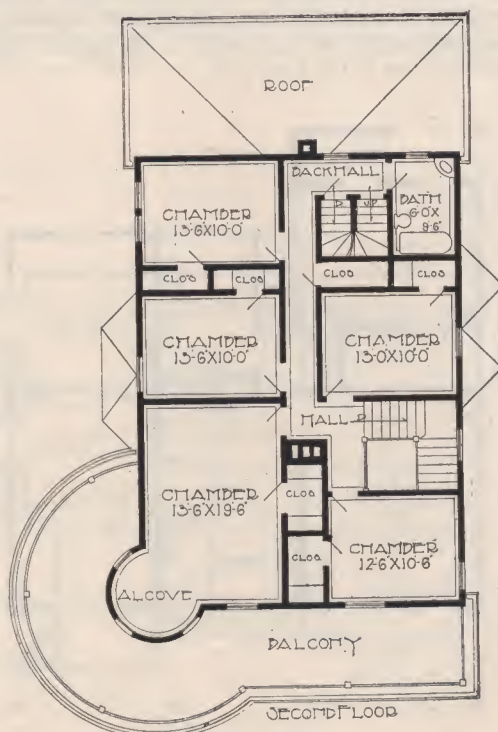
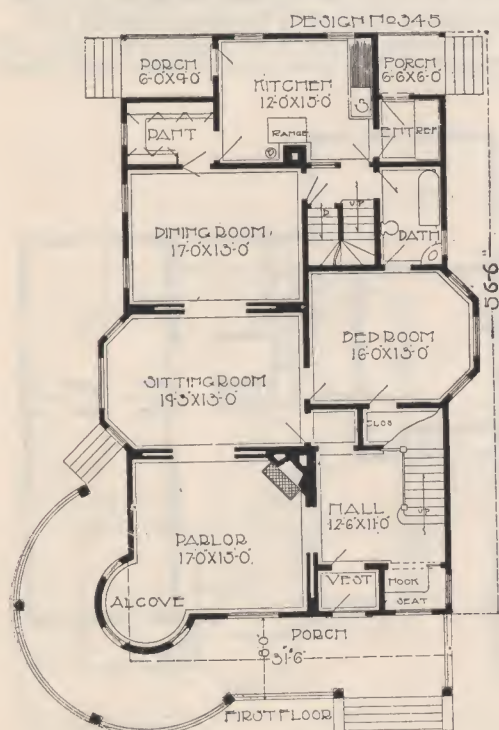
The exterior of this house is a modification of design No. 115. The whole house is considerably reduced, however, and much less expensive finish contemplated. The porch with the balcony above it set the house off to very good effect, while the rounding tower gives the character desired for a house of this cost.

Were a library desired, a very pretty way of obtaining one would be by cutting an archway from the hall to the chamber. By putting a fireplace in the corner next the dining room with bookcases extending along either side the room away from same and connecting with the sitting

room by means of sliding doors, you would have here a handsome room. Were this change made, however, it might be desirable to omit the door leading to the bathroom.

The finish of the first floor is oak, except in the kitchen and pantry. Hardwood floors except in parlor and chamber. The dining room has paneled wainscoting. Second story finish, pine, poplar or cypress painted. Hardwood floor in bathroom. Hot water heat. Laundry, vegetable rooms, etc., in basement.

Cost, \$4700. Width, 31 ft. 6 in. Depth, 56 ft. 6 in. Height of basement, 7 ft. 6 in. First story, 10 ft. 2 in. Second story, 9 ft. 6 in.



DESIGN NO. 348



Design No. 348.

In this Colonial design the usual plan of a central hall with rooms opening on either side is carried out, though the handsome staircase is on a different order from that in most Colonial houses. The fireplace in the hall is a pleasing feature. The walls are wainscoted and the ceiling is beamed.

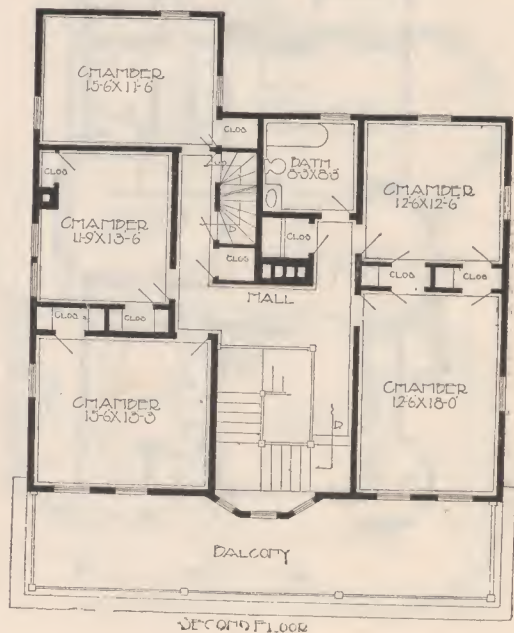
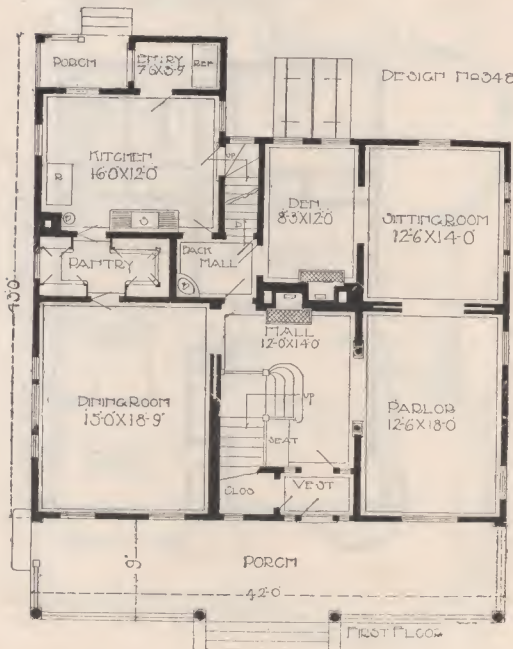
The parlor opens from the hall and is separated from it by a columned archway. This room as well as the sitting and dining rooms, has a coved ceiling. An unusual convenience, and one easily accessible from all the rooms of the first floor, is the lavatory in the back hall.

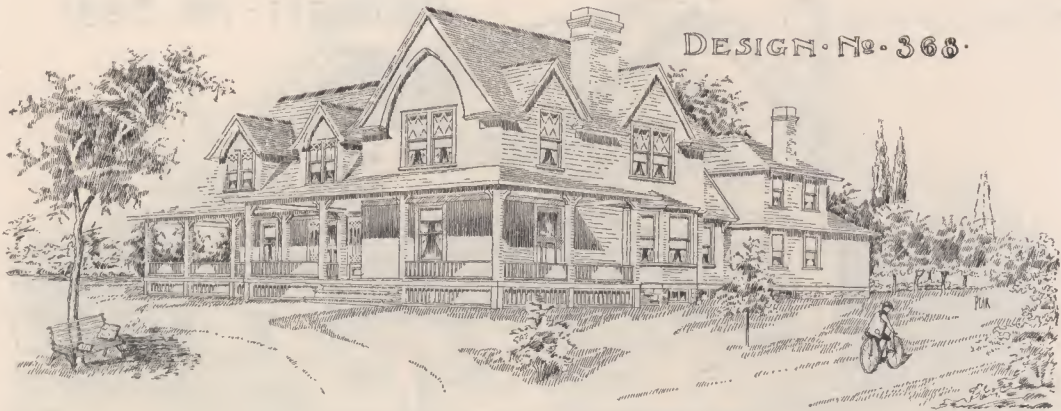
Were it desired to enlarge the sitting room, the den might be done away with, throwing that space into the sitting room and enlarging it materially.

Five large chambers are provided on the second floor, as well as a bath and linen closet.

The finish in the parlor, sitting room and den is red birch. White oak in the hall and dining room. The balance of the house is of pine painted. Hardwood floors are contemplated for entire first story. Laundry is provided in basement. Hot air heat.

Cost, \$4625. Width, 42 ft. Depth, 43 ft. Height of basement, 7 ft. 6 in. First story, 10 ft. 4 in. Second story, 9 ft. 4 in.





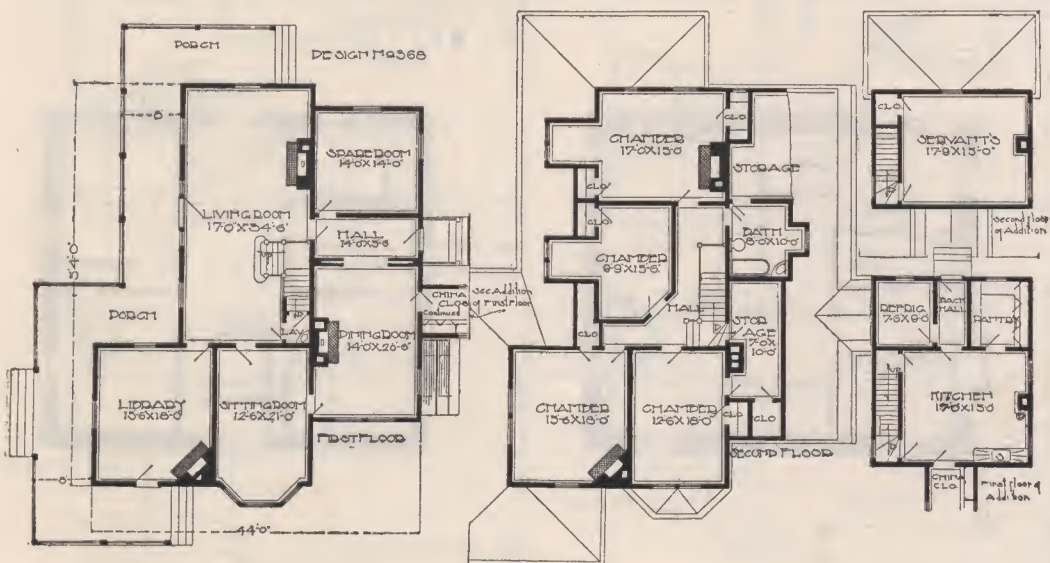
Design No. 368.

A country house or cottage should be airy and spacious, and this design is a happy illustration of such requirement. The porch affords quite a promenade, as well as ample space for swinging hammocks, being eight feet wide and a hundred and five feet long. The living room, which is $17 \times 34\frac{1}{2}$ feet in size, is the main feature of the house. It will accommodate a large gathering, and is really a very pretty room with its open fire and staircase. Separated from the back hall by sliding doors is the dining room, which also has an open fire with mantel facings and hearth of tile.

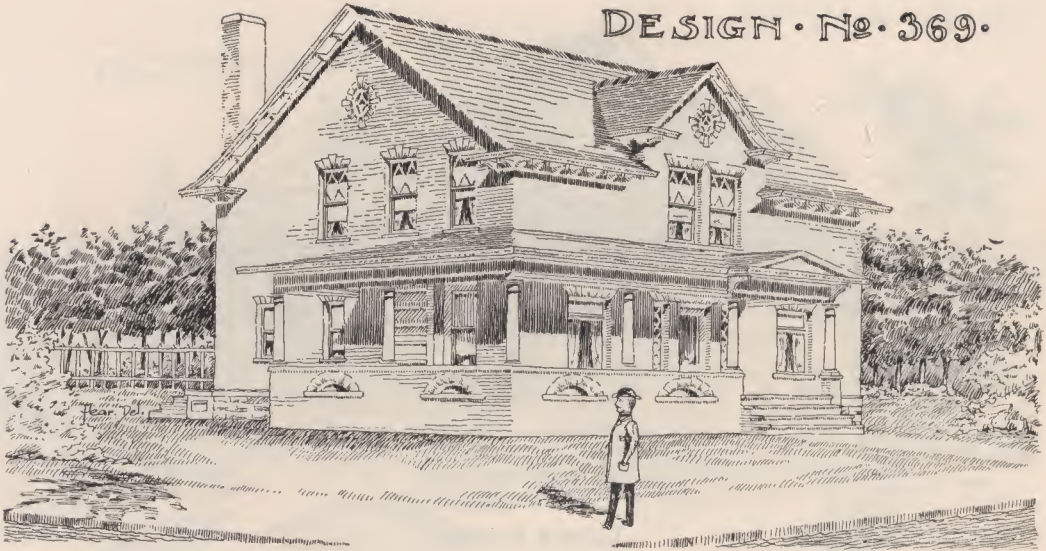
The plan of the rear portion of the house is very much like that generally used throughout the Southern States, *i. e.*, the kitchen and servants'

quarters being shut off from the main part of the house. In this instance, the kitchen is connected with the dining room by a large china closet or butlery. The room over the kitchen is used for servants, while the basement is intended to be used exclusively for vegetables. The basement under the main portion of the house provides laundry, furnace room and fuel bins, all of which are well lighted and ventilated. The second floor contains four chambers and bathroom. Two of the chambers contain fireplaces which add much to their coziness. Finish pine, poplar or cypress.

Cost, \$4700. Width, 54 feet. Depth of main house, 44 feet. Annex, 37 feet 6 inches. Total depth, 77 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 9 inches. Lowest height in second story, 8 feet.



DESIGN · No. 369.

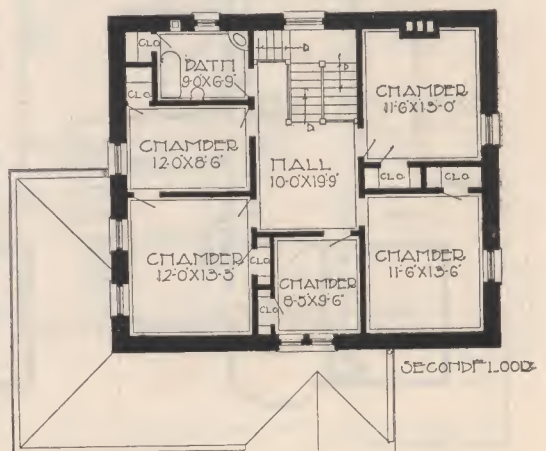
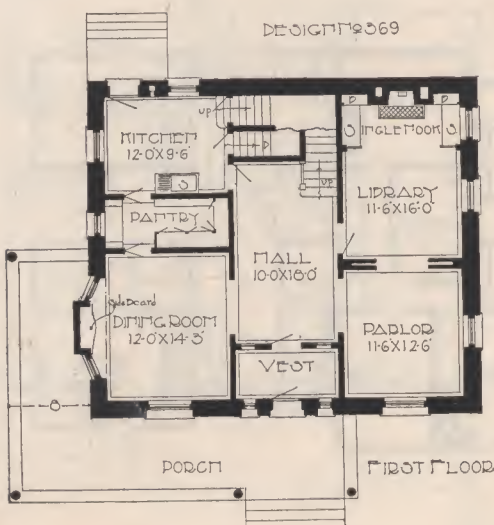


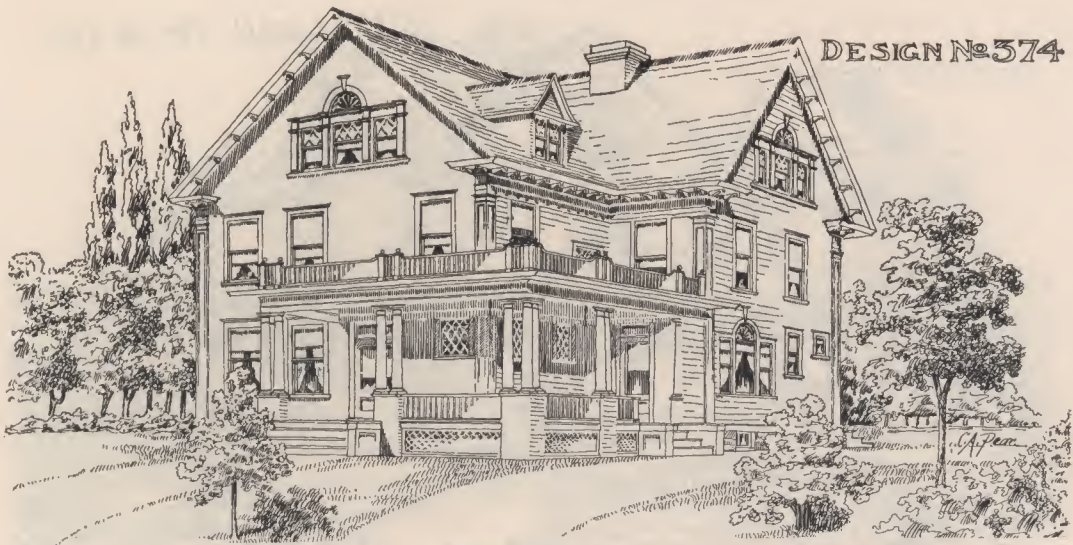
Design No. 369.

This design is of stone, intended to be laid as broken ashlar, which with the stone coping of the porch gives the house a substantial appearance. Entering the main hall through a large vestibule we find the interior planned much after the style of most Colonial houses. Opening off the hall is the dining room, which is on the front of the house. Placing the dining room on the front of the house is a custom which is becoming more and more popular especially in the eastern states. This room has a bay with lowered ceiling in which is built in a sideboard of pretty design, making a unique feature of the apartment. Sliding doors might be used between hall and dining room at an additional expense of about \$30. The parlor and library or sitting room are

pleasantly located and connected by sliding doors. The library has an angle-nook with fireplace, bookcases and seats. The second floor contains five sleeping rooms and a bathroom. No rooms are finished off in the attic, it being intended for storage space only. By putting a gable on the rear part of the roof it would be possible to obtain a room in the attic and stairway to same, the stairway going up over the main staircase. Notice the ample closets which are provided for all chambers. The house is finished in pine, cypress or Washington fir. Laundry. Full basement. Hot water heat.

Cost, \$3900. Width, 38 feet 4 inches. Depth, 33 feet 4 inches. Height of basement, 7 feet 6 inches. First story, 9 feet 6 inches. Second story, 8 feet 6 inches. Lowest height second story, 7 feet 4 inches.



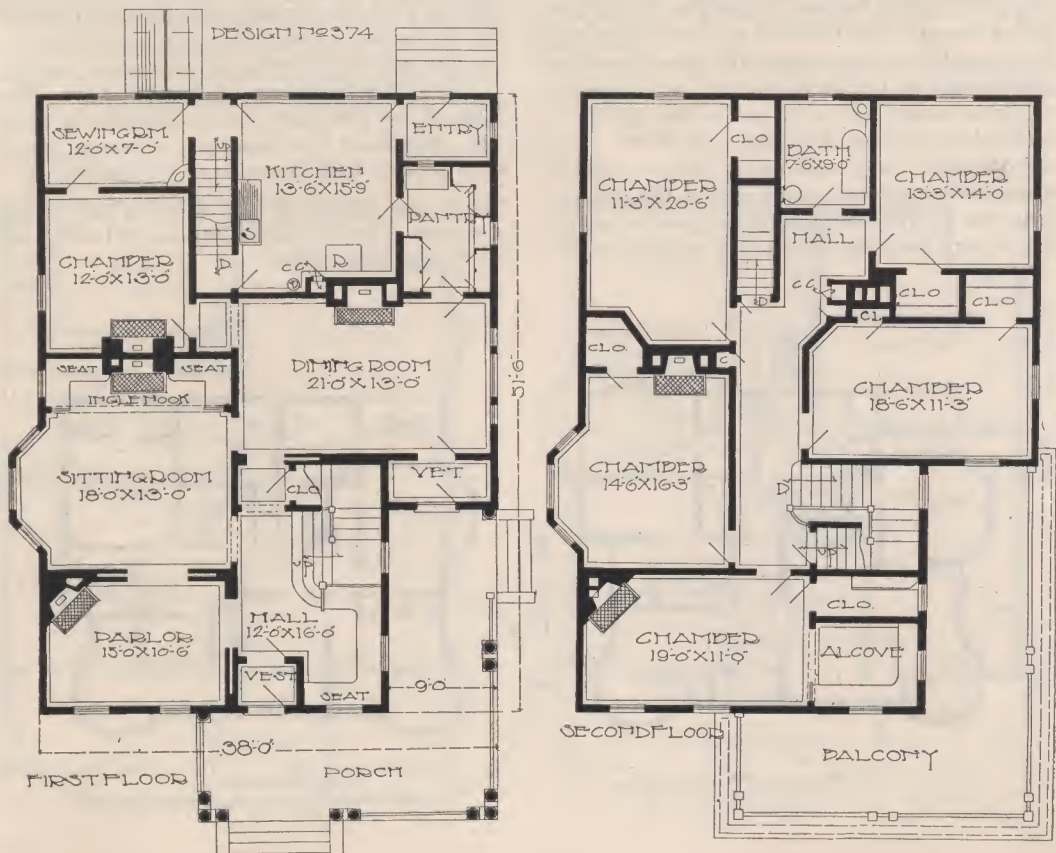


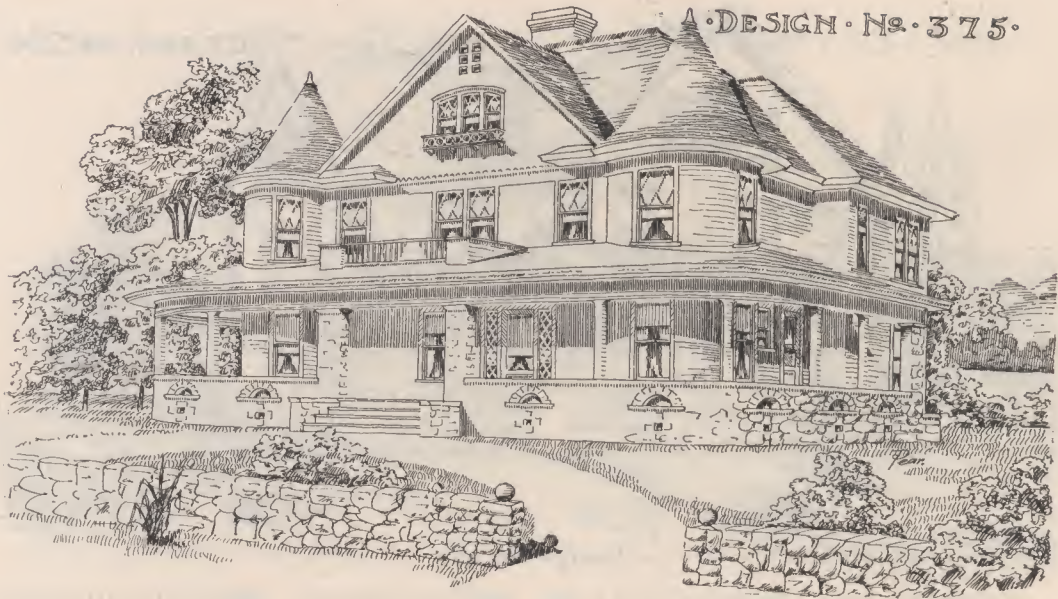
Design No. 374.

A typical city home. Ample in size for a very good sized family and yet complete in every detail. The generous seat in the hall, from which is gained a view of the pleasant parlor, has been made the feature of that apartment. The seat back is paneled, giving with the broad, easy staircase, an air of richness to the house. The ingle-nook in the sitting room will add much to the comfort of the occupants and the effective fur-

nishing of this room. Complete laundry, vegetable cellar and fuel bins provided in the basement. Hot water heat. The finish of the first story is of oak, except kitchen, with hardwood floor in all first story rooms except parlor and chamber. Balance of the house, pine.

Cost, \$5500. Width, 38 feet. Depth, 51 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 10 feet 0 inches. Second story, 9 feet 3 inches.





Design No. 375.

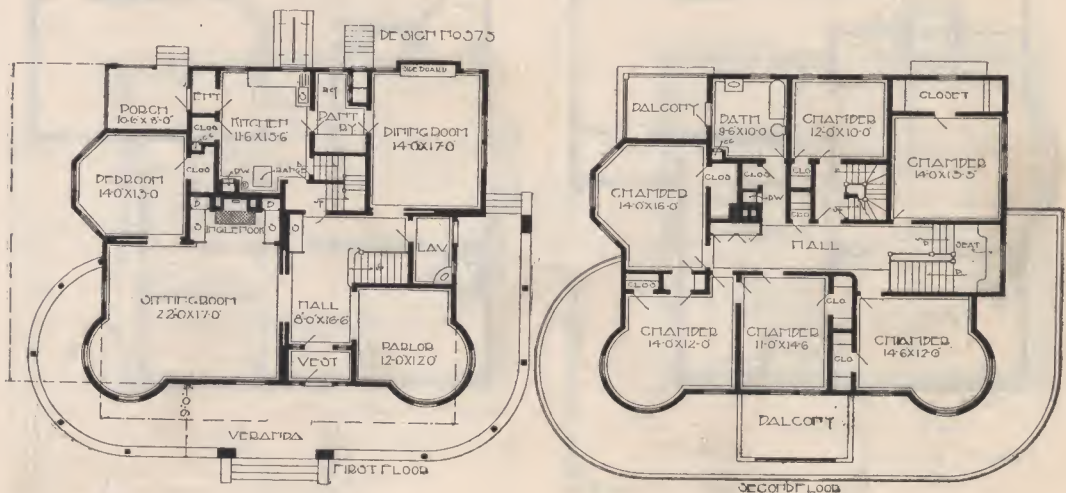
This is an ideal home, patterned somewhat after No. 37. The stone porch gives it a substantial appearance, and the solid stone piers of the entrance add that touch of dignity which is so essential to a house of this character. The tone of quiet richness has been carried out through the entire house. The visitor is at once struck with its originality and impressed with the convenience and comfort of the plan.

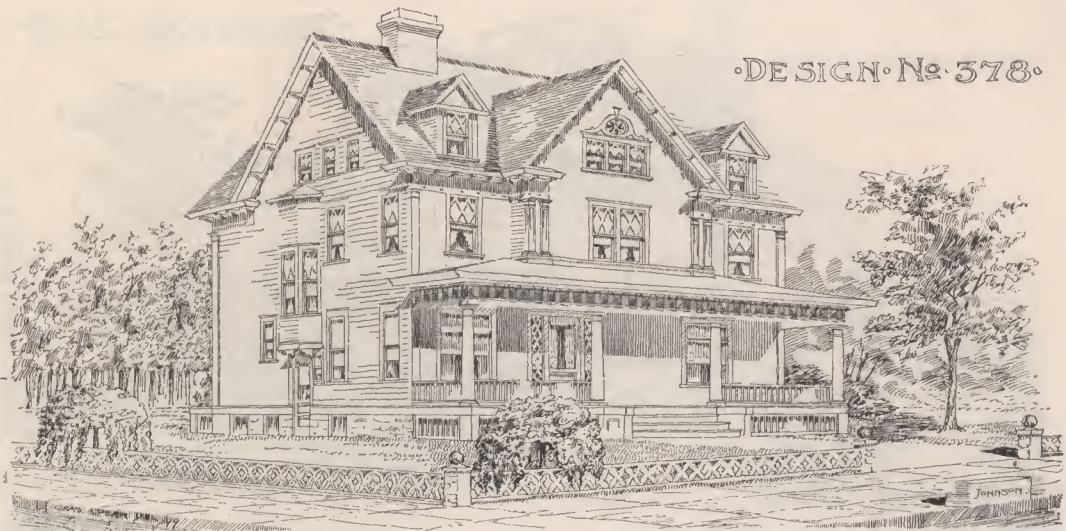
On entering the house one passes through a vestibule into the spacious hall from which ascends the main staircase. Almost directly opposite the entrance, at the rear of the hall, is a large pier mirror extending to the picture moulding, a very desirable adjunct to a house of this

character, catching and doubling the rich detail or the staircase, the cozy cushioned seat to the left and the tasteful furnishings of the sitting room which opens from the hall. The hall is wainscoted four feet high. Under the staircase is provided a good sized closet containing a lavatory and from which a sash door opens onto the porch. Another seat is provided on the first stair landing.

Laundry in basement. Hot water heat. The finish of the first story, except kitchen, is white oak. Balance of the house, pine or poplar. Hardwood floors in hall, dining room and kitchen.

Cost, \$5600. Width, 48 feet. Depth, 40 feet. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 6 inches.





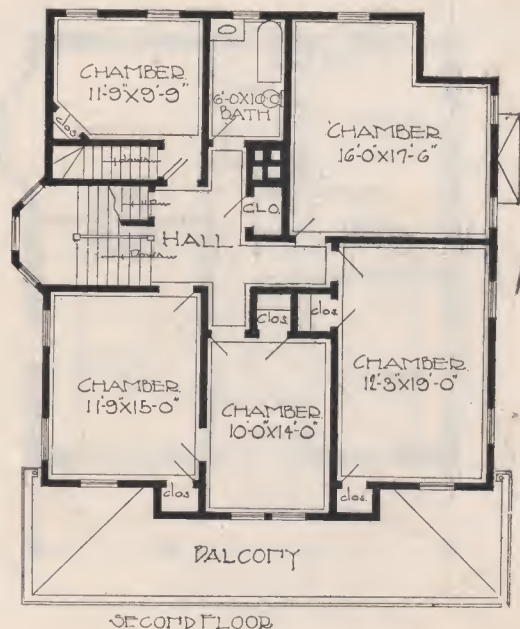
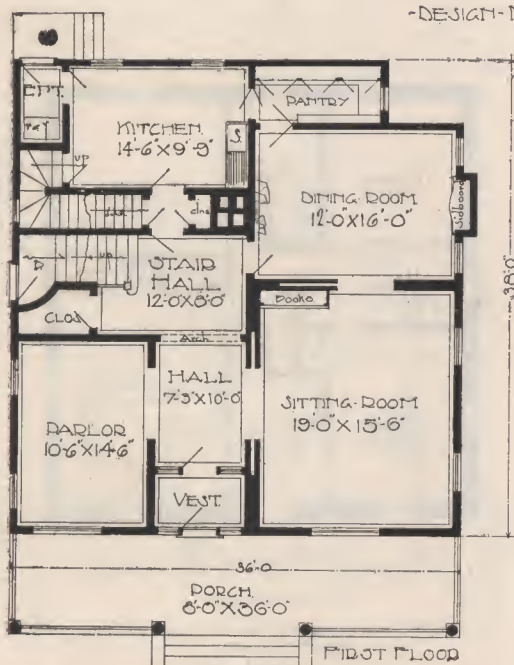
Design No. 378.

The front door with its large beveled plate glass and the side lights of the vestibule unite to make a handsome entrance into the reception hall of this house. From here, looking under the arch, one catches just a glimpse of the pretty staircase. The space beneath the stairway is utilized by an outside cellar entrance and a coat closet. Notice should be taken of the entire separation of the kitchen from the rest of the house, and yet how easily access from it to the front door is gained without passing through any of the rooms. Also how the back stairway leads directly to the room intended for servants' use. This

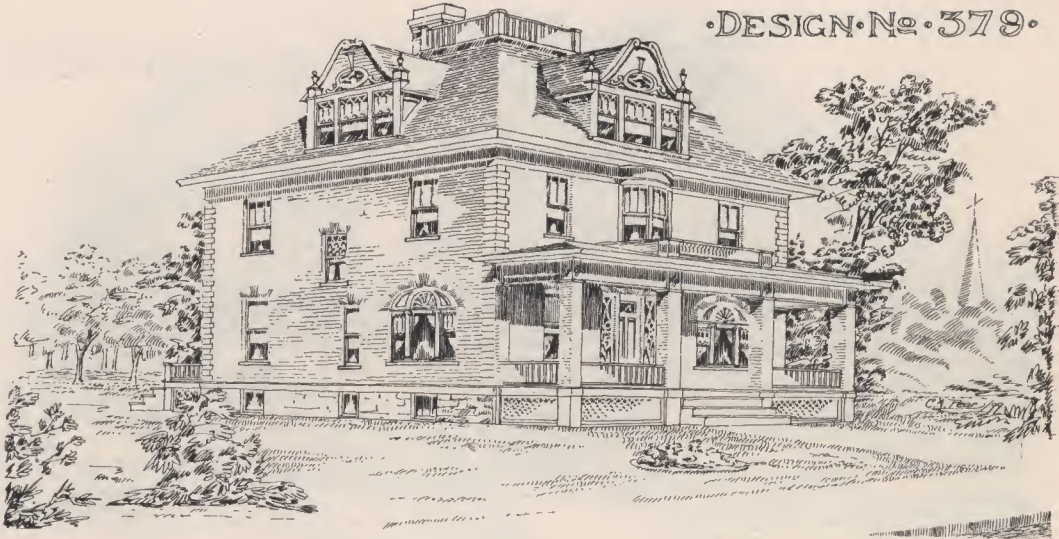
does away entirely with the necessity of servants passing through the front part of the house. Of course, if it were desired, there is ample space in the attic for the finishing off of a couple of rooms to be used by servants instead of the second story room.

Finish in parlor, hall and sitting room, birch. Dining room, oak. Balance of the house, pine or poplar. Hardwood floors in hall, dining room and kitchen. Full basement, laundry and hot water heat.

Cost, \$3895. Width, 36 feet. Depth, 38 feet. Height of basement, 7 feet. First story, 10 feet. Second story, 9 feet 3 inches.



DESIGN No. 379.



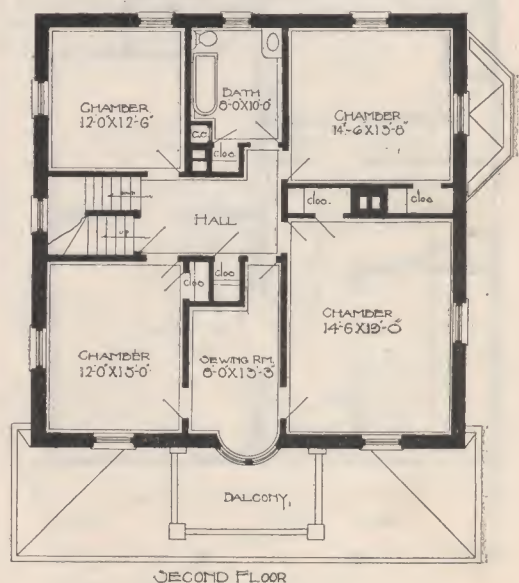
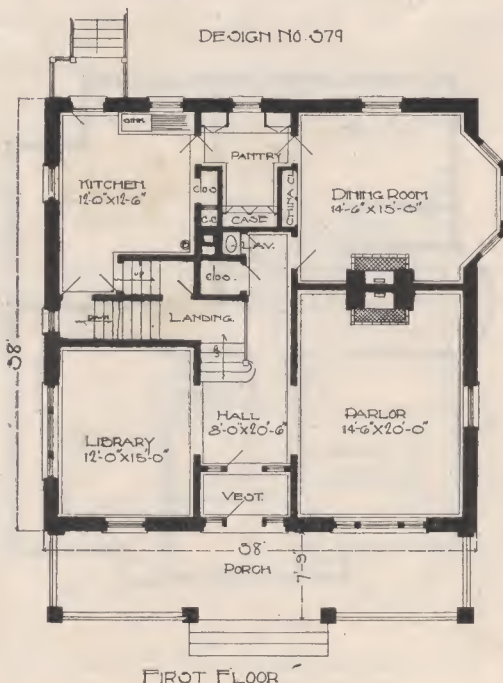
Design No. 379.

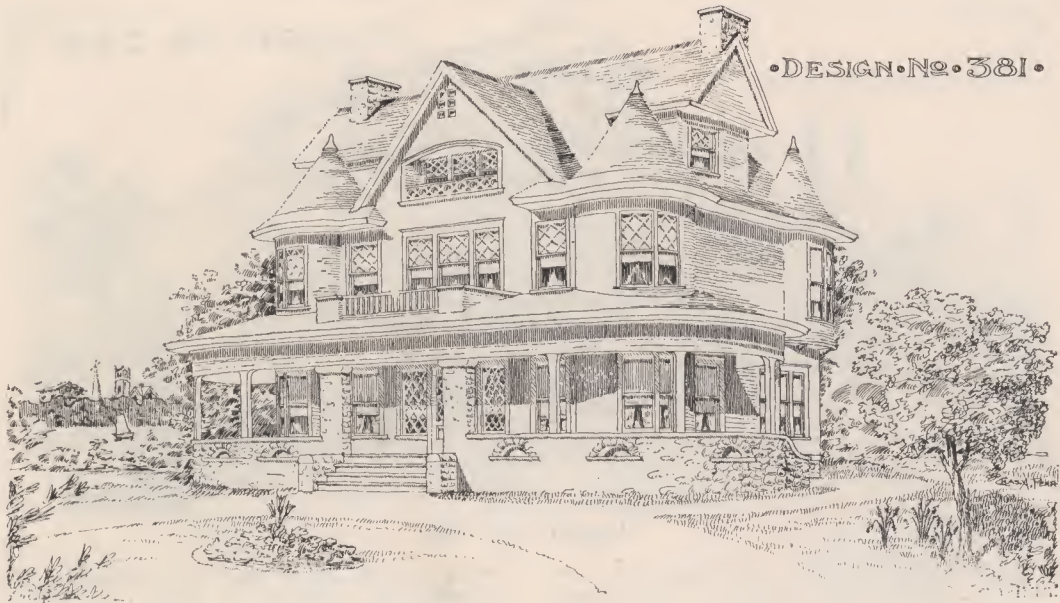
This is a design calling for solid brick construction with cut stone trimmings. The exterior facing is of Roman pressed brick, though, of course, if desired, another kind and quality of brick could be substituted.

The rooms are large and the finish is of the best. Entering through the handsome vestibuled entrance into the main hall you have directly in front the staircase with its rich hand carved newels, while opening from the hall at either side by cased openings are the library and parlor. In each of these openings is a piece

of choice grill work. At the rear of the hall is the coat closet and lavatory, located very conveniently and yet out of the way. In the basement is provided a servants' water closet. Laundry and vegetable rooms. Hot water heat. The construction of the entire house is of the best, the roof being of slate with galvanized iron trimmings. The finish of the first story, except kitchen, is of quarter sawn oak. Balance of the house, cypress, pine or poplar.

Cost, \$4720. Width, 38 feet. Depth, 38 feet. Height of basement, 8 feet. First story, 10 feet 3 inches. Second story 9 feet 3 inches.





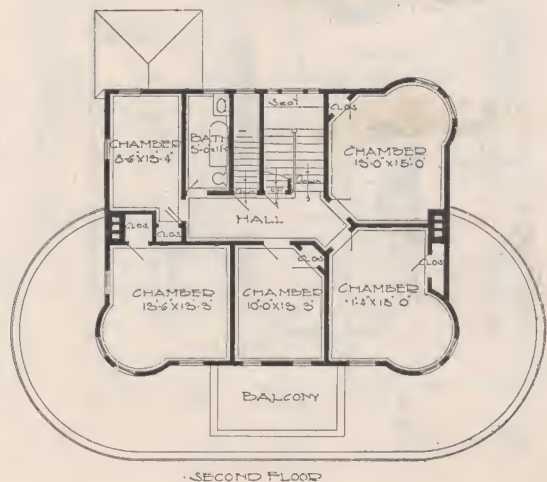
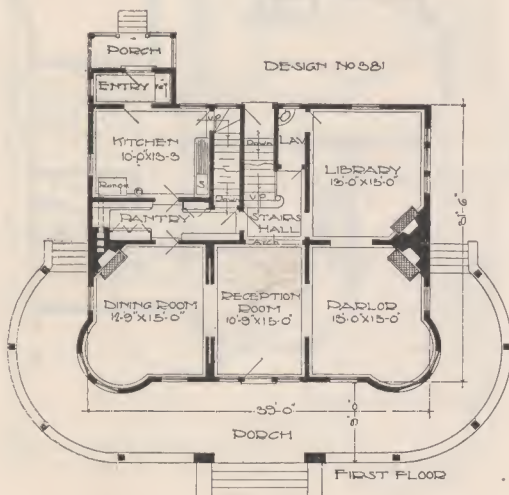
Design No. 381.

In this design we have an alteration of No. 37, one of my most popular plans. The magnificent porch with stone balustrade and columns extending clear across the front and half way around each side gives the house the quiet dignity so pleasing and well adapted to this style house. Opening off the reception hall, which is wainscoted four feet high and has a coved ceiling, are the dining room and parlor. These rooms have coved ceilings also, and with their fireplaces and rounding bays make delightful rooms. From the reception hall, looking under the arch, a glimpse is obtained of the staircase, stair landing, seat and triple window, altogether forming a delightful vista.

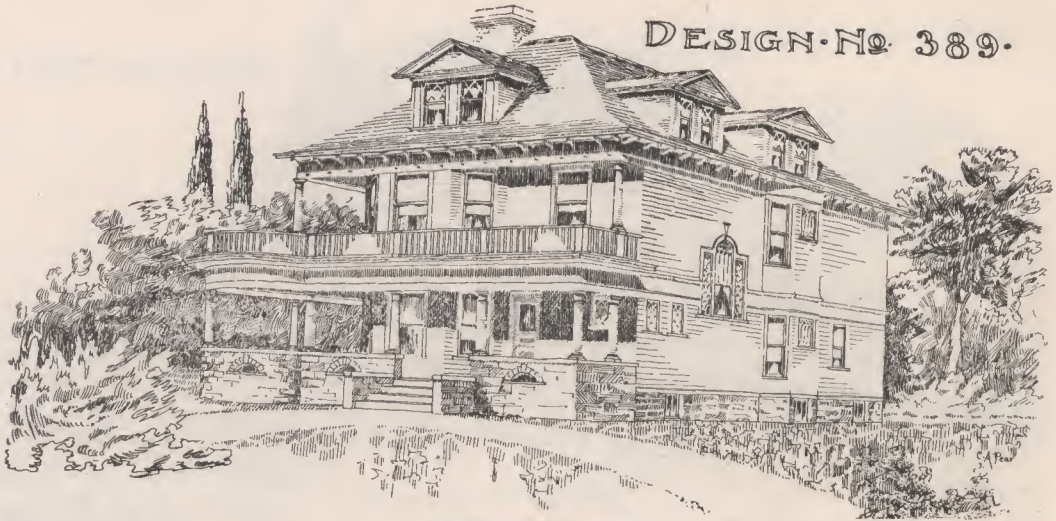
The library is conveniently located and would make a very nice bed room, were one required on the ground floor. The second story provides five chambers and bath. A large linen closet is planned over the back stairway and is reached from the attic stair. There is ample space for finishing off a couple of rooms in the attic.

Full basement. Hot water heat. Laundry. The finish of the dining room is quarter sawn oak. Hall, stairs hall, parlor and library, birch, Hardwood floors on entire first story. Pine finish and floor on second story.

Cost, \$4400. Width, 39 feet Depth, 31 feet 4 inches. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 3 inches.



DESIGN-NO. 389.



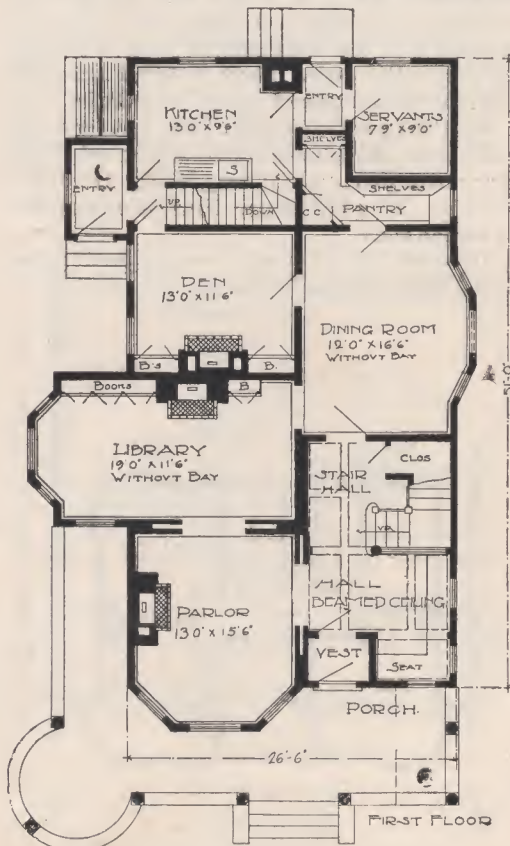
Design No. 389.

This is quite a large, nicely finished house and one that will accommodate a large family, as six chambers are provided on the second floor, and two more are finished off in the attic.

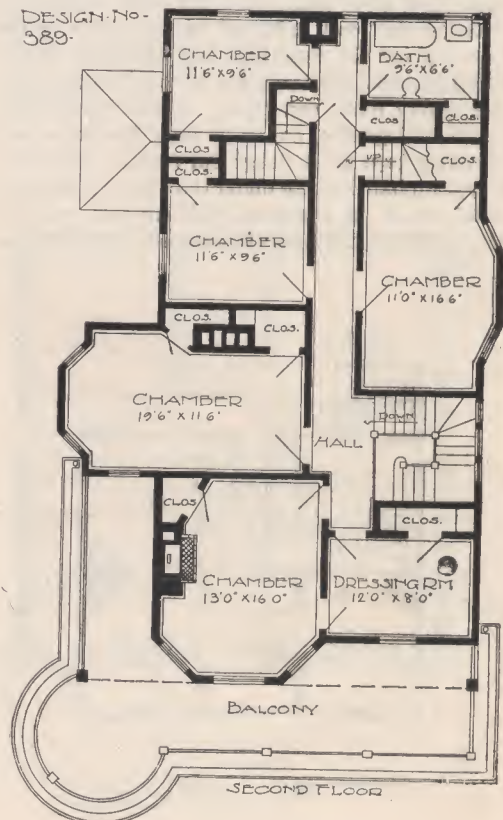
The reception hall is very nicely finished in quarter sawn oak, having a heavy beamed ceiling. The hall is wainscoted five feet high, and above the wainscoting in the arch next the stairway, is spindle work through which a pretty view of the staircase is obtained. Hardwood

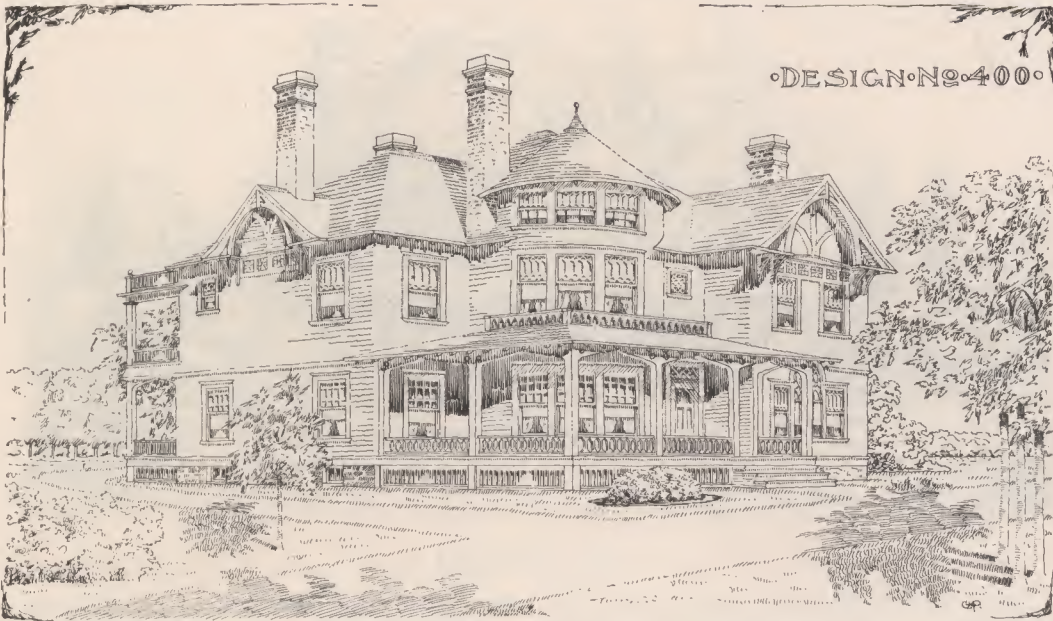
floors for the entire first and second stories. The library is finished in cherry, the dining room in quartered oak, and the balance of the house, pine or poplar enameled and painted. Hot air heat.

Cost, \$4315. Total width, 36 feet. Depth, 51 feet. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet, 3 inches.



DESIGN-NO. 389.





Design No. 400.

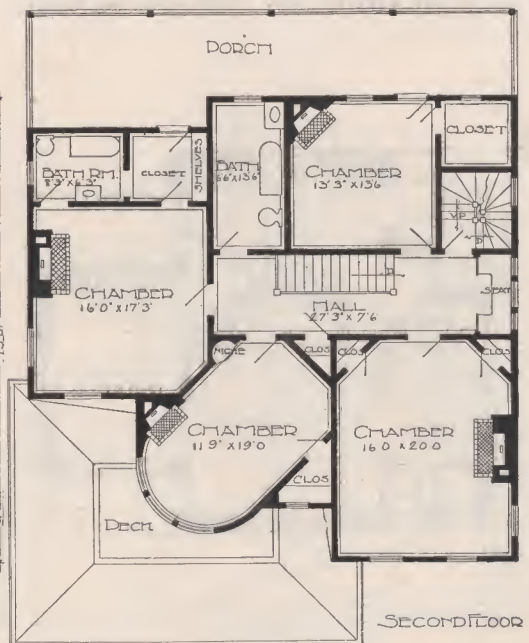
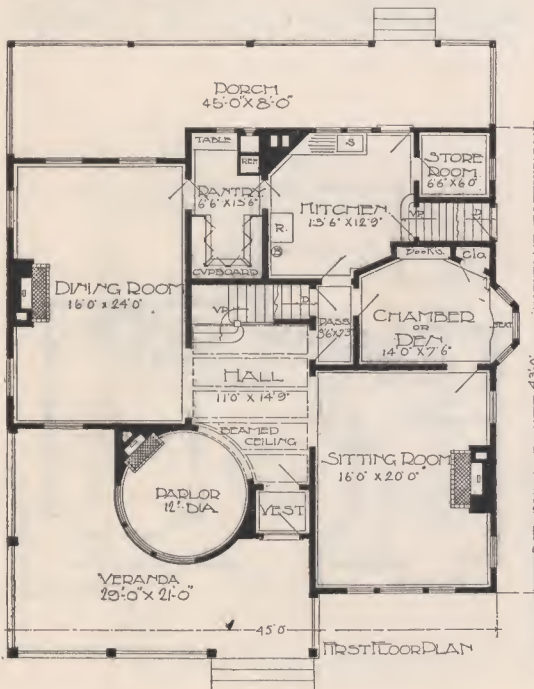
This house is especially adapted to a Southern or Californian residence, as the rooms are large, high and well supplied with grates.

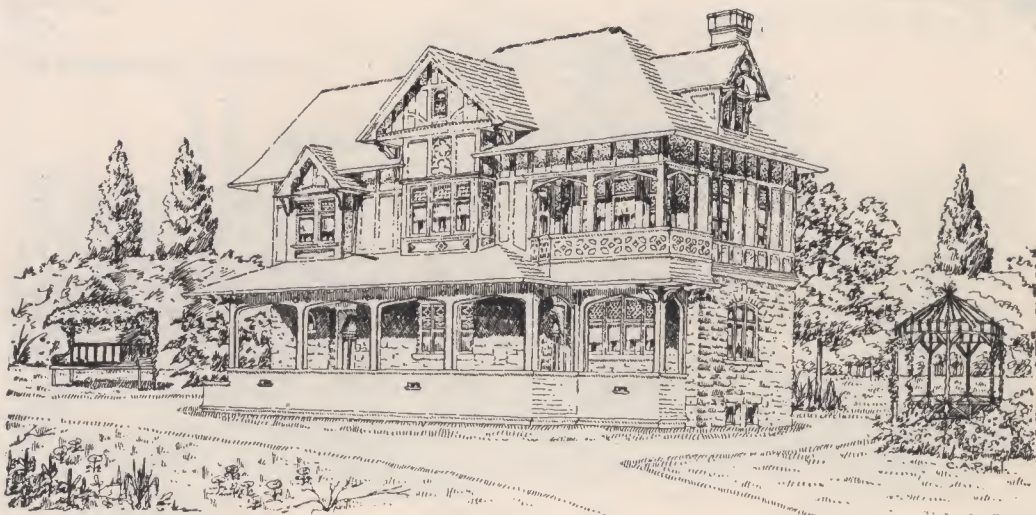
The round parlor is very pretty. The windows of this room and also of the chamber above are of bevel plate glass. By means of the back hall or passage direct communication from the kitchen to the front door is obtained. This passage also gives access to the den, which might be used as a chamber if another were required.

Built-in refrigerators are most convenient when so built that ice may be put in them from the outside. This has been accomplished in this instance, there being an ice door onto the porch from same. Full basement is provided, but no heating. To heat with hot air would add \$225; with hot water, \$500. The omission of the private bath would effect a saving of about \$150. The finish is of Southern pine, natural. Hard pine floors.

Cost, \$4295. Width, 45 feet. Depth, 43 feet. Height of basement, 7 feet 6 inches. First story, 11 feet 3 inches. Second story, 10 feet 3 inches.

DESIGN NO. 400.





Design No. 413.

The general English style of architecture in this house has been carried out through the entire detail. The exterior finish of the first story is of broken ashlar with cut stone trimmings; the second story plaster panels.

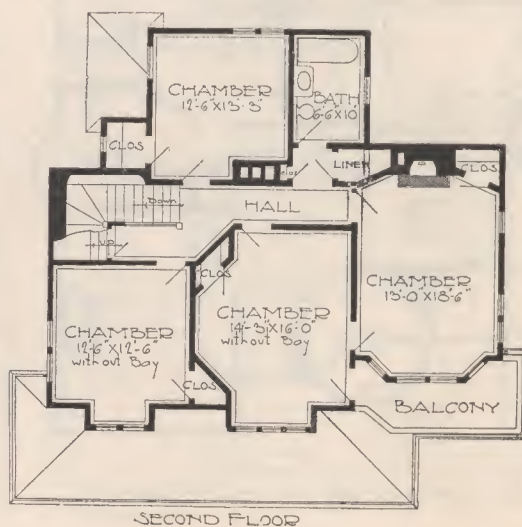
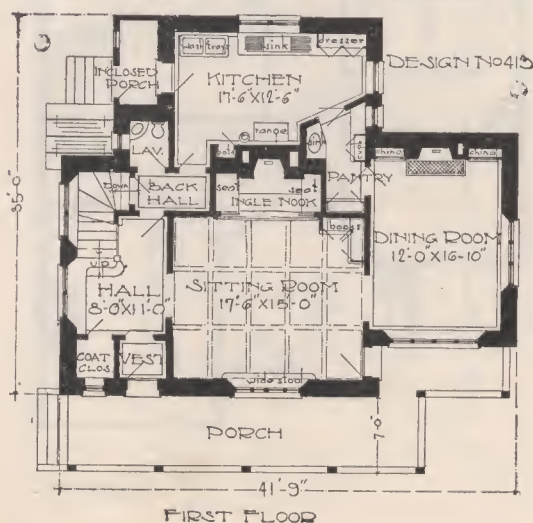
The sitting room is finished in whitewood, stained, has a beamed ceiling and the unique ingle-nook with its carved stone fireplace makes a most quaint and attractive apartment. Adjoining the sitting room is the dining room, finished in oak stained green. The main feature of this room is the fireplace and china cases at either

side, taking up, as it does, the entire end of the room.

On the second floor are four chambers, one of which has a simple but effective mantel of brick facings and hearth. These rooms are intended to be finished in whitewood stained. The attic provides two additional chambers.

The finish of the hall is oak, kitchen, pine or white wood. Full basement, vegetable room, hot water heater.

Cost, \$4300. Width, 41 feet 9 inches. Depth, 35 feet. Height of basement, 7 feet 6 inches. First story, 10 feet 9 inches. Second story, 9 feet 9 inches.





Design No. 416.

The spacious porch with its heavy turned columns gives this house a very substantial and hospitable appearance, besides adding much to the comfort of the occupants. By having the entrance on the side a good sized and very pleasant parlor is obtained. This room is connected to the hall and library by sliding doors. The library is of unusually good size and a sash door is provided, giving access from it to the side porch. The fireplace is of rich design, has tile facings and hearth, and above the mantel shelf is a large oval bevel plate mirror. To the right is a built-in bookcase, while the space at the left is reserved for a desk.

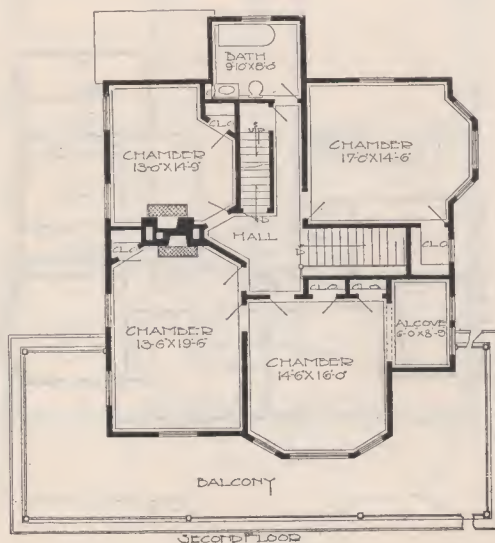
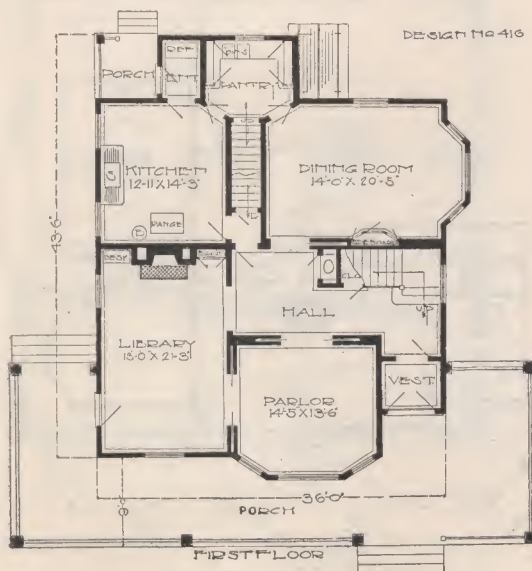
A lavatory is provided in the small closet opening from the hall and direct communication between kitchen and hall is arranged. A sliding

door gives access to the dining room which is large and provided with a built-in sideboard having drawers, cupboards, bevel plate mirror and shelves enclosed by leaded glass doors. The bay window adds much to the attractiveness of this room.

Four chambers, an alcove and a bathroom are arranged on the second floor, two of them being provided with fireplaces. One additional room is finished in the attic. The basement arrangement is very complete and hot air heater is intended.

Birch finish in the parlor and library, oak with hardwood floors in hall and dining room. Balance of the house pine or poplar.

Cost, \$4175. Width, 36 feet. Depth, 43 feet 6 inches. Height of basement, 8 feet. First story, 10 feet. Second story, 9 feet.



DESIGN NO. 430



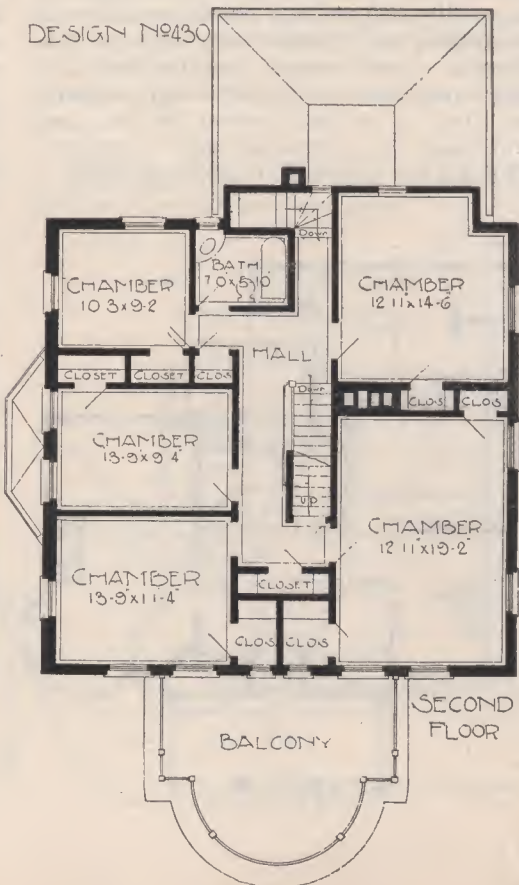
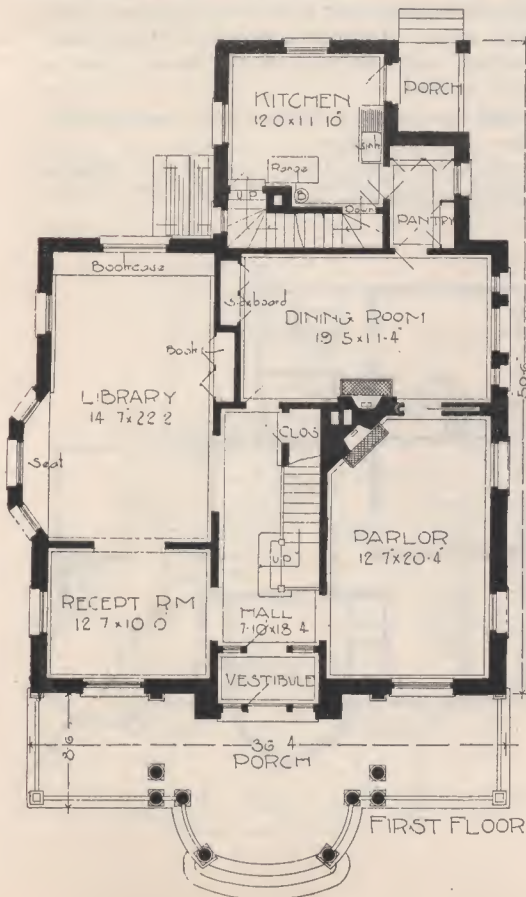
Design No. 430.

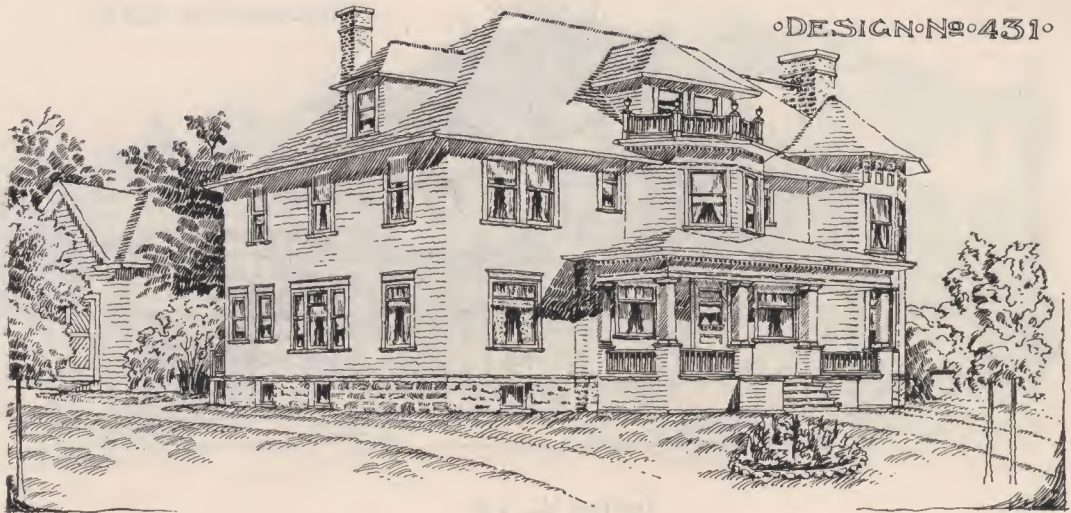
A design in solid brick construction with stone trimmings, slate roof, etc. The rooms of the first floor are all large and very nicely arranged. The parlor and dining room have very pretty mantels with tile facings and hearths. The rooms are all well finished, the reception room being white enameled. Quarter sawn oak in the dining room and parlor. The library is finished in birch. Hardwood floors on the first floor with the exception of the parlor. The library has two large and

nically finished bookcases and in the dining room is a handsome built-in sideboard.

The second floor provides five chambers and a bathroom, and there are accommodations in the attic for one or two rooms. The plans call for a full basement with the exception of the kitchen part, with brick partition walls, laundry, vegetable rooms and a hot water heating plant.

Cost, \$4200. Width, 36 feet 4 inches. Depth, 50 feet 6 inches. Height of basement, 7 feet. First story, 10 feet 3 inches. Second story, 9 feet 3 inches.





Design No. 431.

No. 431 is rather a large house and contains many valuable and unique features. Entering the large reception hall, at either side open the parlor and sitting room, the latter being an unusually spacious room embellished by an octagonal bay and handsome fireplace. The stairway is of very neat design and is seen through the double arch, the one over the seat having a screen of spindle work. On either side of the vestibule in the reception hall are little alcoves provided with seats, making easy the effective furnishing of this apartment. Just back of the stair hall is a cozily arranged den with built-in seat and bookcase. This is an ideal retreat for the man of the house for it gives the much sought privacy and is also convenient to the living rooms.

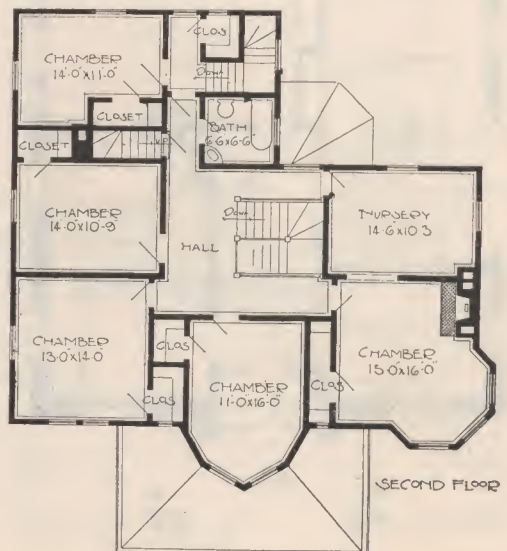
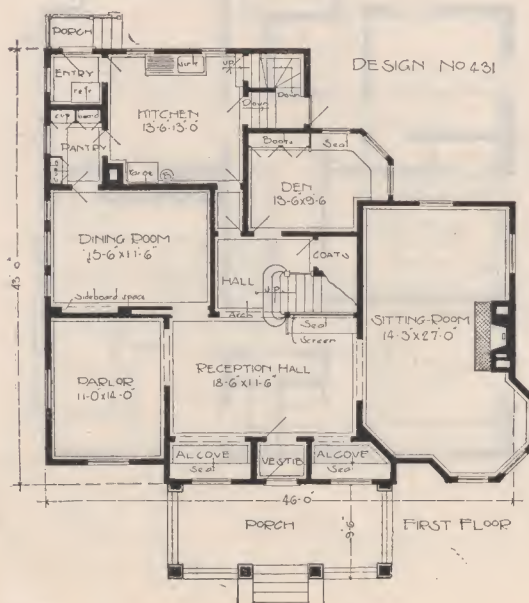
The dining room is separated from the hall by a sliding door. Space is provided for a sideboard and one could be built in at slight additional expense. An ample pantry is provided, also a rear entry for the accommodation of the refrigerator.

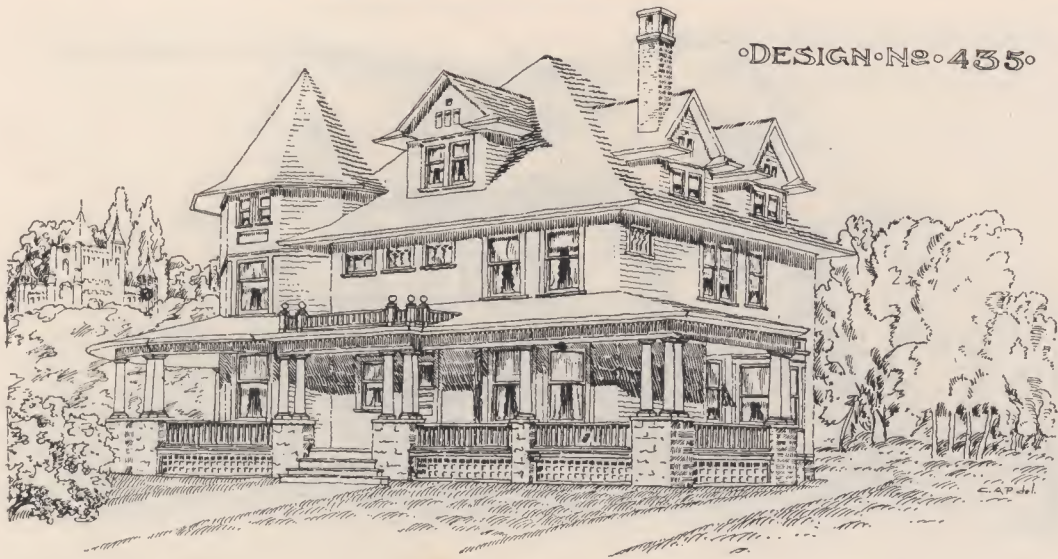
Five chambers, a nursery and bathroom are arranged on the second floor.

The finish of the parlor, reception hall and sitting room is quarter sawn, with plain oak in the dining room. Hardwood floors in kitchen and reception hall. Balance of the house, pine or poplar painted.

Full basement with fuel room and servants' toilet. Hot air heater.

Cost, \$4700. Width, 46 feet. Depth, 43 feet. Height of basement, 7 feet 6 inches. First story, 9 feet 3 inches. Second story, 8 feet 5 inches.





Design No. 435.

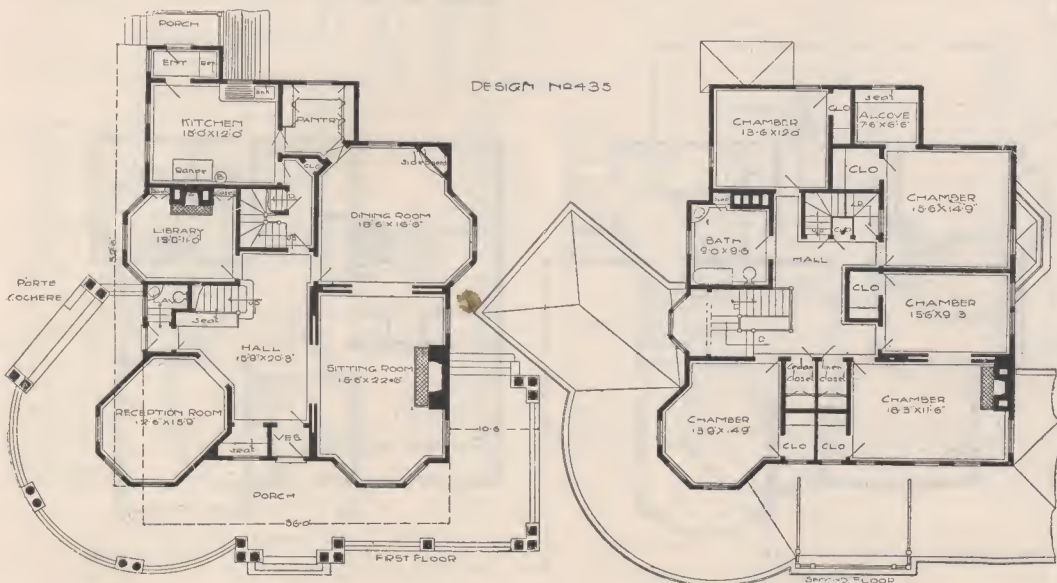
No. 435 is a pleasantly arranged house with all modern conveniences with many desirable features incorporated in it as will be noticed by reference to the plan, which in general is somewhat similar to No. 310, but this design has a much finer porch, side entrance and porte-cochere. The large sitting and dining rooms are pleasant apartments, the former being provided with a mantel of handsome design, and the latter with an equally well designed sideboard. On either side of the brick fireplace in the library are built-in bookcases.

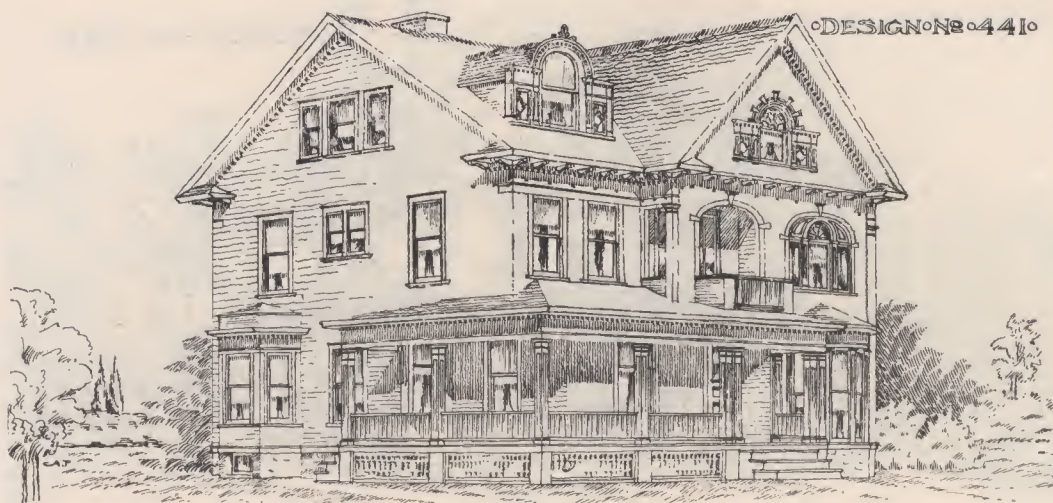
The second floor provides five large chambers, besides the bathroom and ample closet accommodations. The fireplace in the larger front chamber has tile facings and hearth. Besides the linen closet is a cedar closet for the storage of furs,

etc. A private bathroom for the two front chambers might be readily arranged by using some of the closet space, the linen closet being obtained elsewhere. No rooms are finished in the attic.

The finish of the hall, birch. Kitchen, pine. Balance of the first floor, oak. The large front chamber and the smaller one adjoining, birch. The other front chamber it is intended to finish in pine, white enameled. Balance of the rooms sycamore and pine. The bathroom has a rubber tile floor. Second story hall is finished in birch. Hardwood floors throughout first and second stories.

Cost, \$5500. Width, including bays, 44 feet 6 inches. Depth, 52 feet. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 3 inches.





Design No. 441.

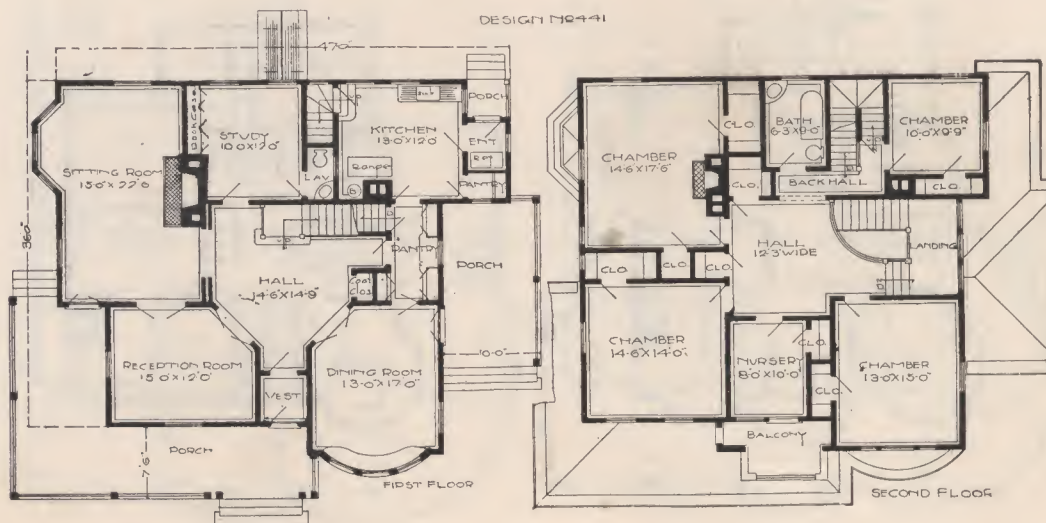
This house is very nicely detailed and finished, especially the exterior, which is most attractive and yet presents a design that will wear well.

The main feature of the interior is the sitting room which is unusually large and has a very nice fireplace with brick facings and hearth. The arrangement of the rooms is very good, as they all open into the main reception hall. One good feature is the way the kitchen is cut off from the front portion and yet ready access to the front hall is had through the pantry. The location of the dining room is unique. In the study is a simple built-in bookcase and located conveniently off this room is a lavatory. The side porch will be found very pleasant when the sun is on the

other side of the house or the family wish to be more retired from the street. The second floor provides four chambers besides the bathroom and nursery. Two additional rooms are finished in the attic for servants' use. The attic is unusually large, as the studding extends above its floor two and a half feet. This space might be used to increase the height of the ceilings if desired. There is a full basement with laundry and vegetable rooms. Hot air heat.

The finish of the sitting room, study, hall and dining room is oak with hardwood floors. The living room, pine enameled white. Hardwood floor in kitchen. The finish of the balance of the house is pine or poplar.

Cost, \$5040. Width, 47 feet. Depth, 41 feet. Height of basement, 7 feet. First story, 9 feet. Second story, 8 feet.



DESIGN No. 443.



Design No. 443.

Some admirable features are here presented. The porch and porte-cochere are so arranged as to practically give both front and side entrances. Just off the vestibule is a closet which will be found very convenient for umbrellas, rubbers, etc. The stair ascends to a landing where a built-in seat is provided. This is a very pretty feature of the reception hall.

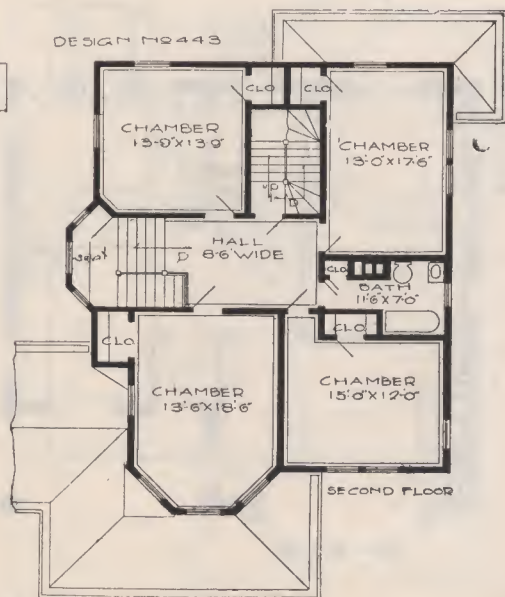
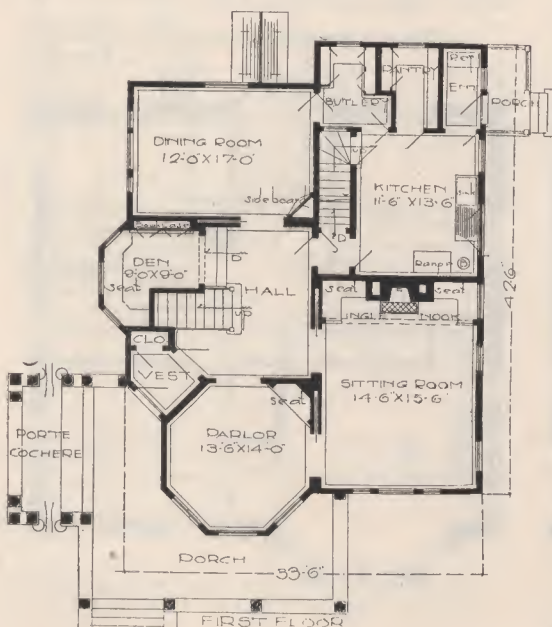
The octagonal parlor, finished in white enamel, makes a unique room. A pedestal or niche and piece of statuary might be very effectively substituted for the built-in seat. The large sitting room with its ingle-nook is a pleasant and cheerful room. The fireplace has tile facings.

One feature seldom seen in a house of this size is the den which is cozily fitted up with bookcases and a built-in seat. The kitchen and pantry accommodations are adequate to meet the demands upon them.

On the second floor are four large chambers with ample space in the attic for one or two more.

The finish of the hall, dining room and den, oak. Sitting room, red birch. Balance of the house pine or poplar painted. Hardwood floors in hall, dining room and kitchen part, also bathroom.

Cost, \$1025. Width, 33 feet 6 inches. Depth, 42 feet 6 inches. Height of basement, 7 feet. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.





Design No. 451.

Of solid brick construction with stone trimmings in English design. Very nicely finished. The vestibule and large square veranda has a tile floor.

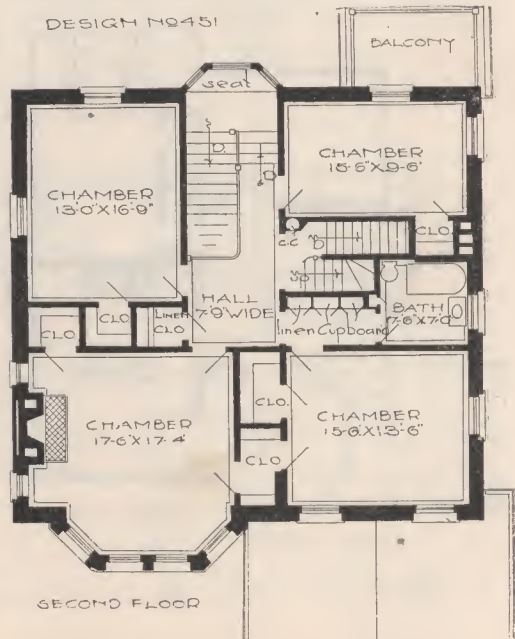
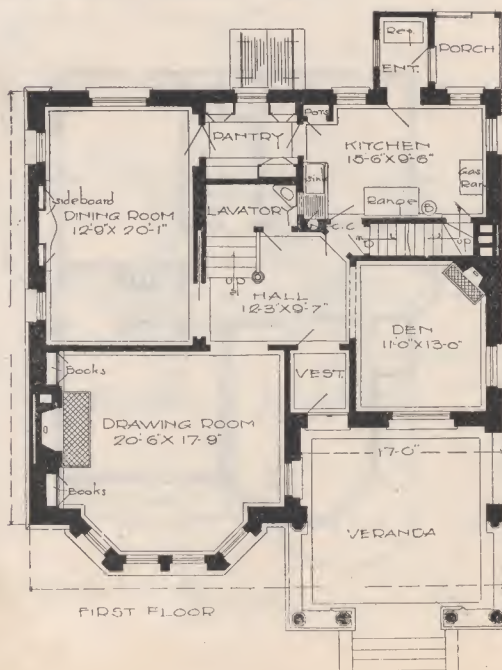
The reception hall and drawing room are finished with quarter sawn oak in old English style, the former having paneled wainscoting to the top of the doors and up the staircase, and the latter a very rich and handsomely designed mantel piece and bookcases with "dado" to the window sills in height. The den is unique with its fireplace of Mosaic tile in Egyptian design.

The dining room is nicely finished in quarter sawn oak and paneled wainscoting five feet six inches high. This room is in Dutch design and will make a most charming and unique apartment.

In the attic is a very fine billiard room 19 x 34 feet 6 inches in size, which is provided with a fireplace of Roman brick, built-in seats, etc.

Combination hot water and hot air heat. Hardwood floors on first floor.

Cost, \$7600. Width, 40 feet 4 inches. Depth, 37 feet 4 inches. Height of basement, 8 feet. First story, 10 feet 3 inches. Second story, 9 feet 3 inches.





Design No. 452.

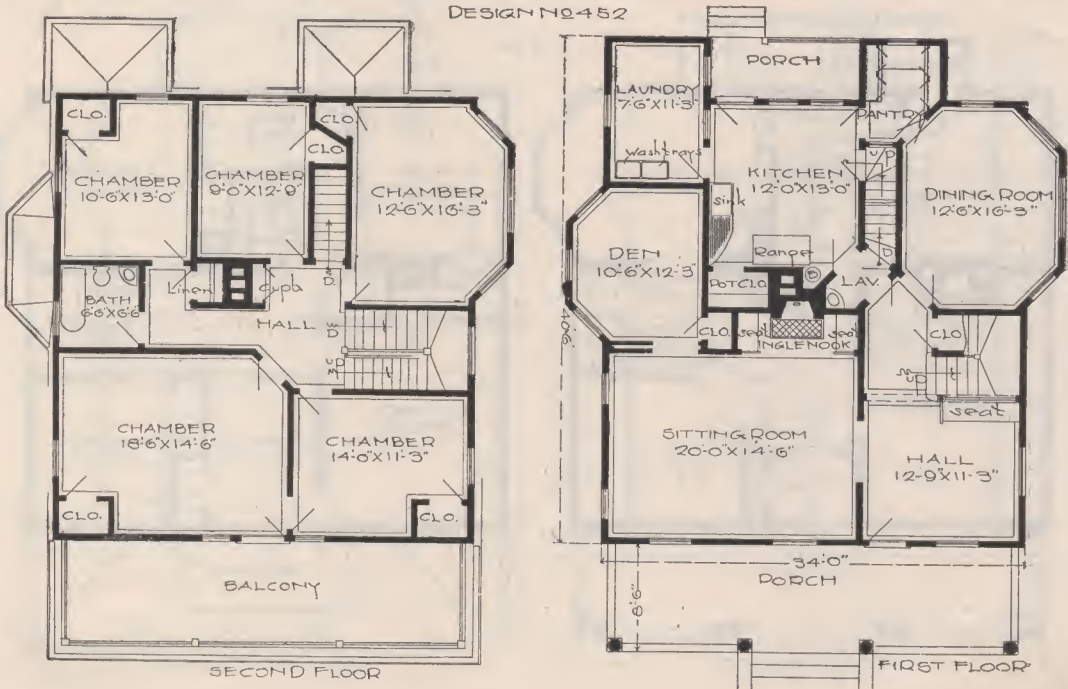
Not a showy design but one possessing that restful, quiet effect obtained by the gambrel roof and Colonial style which wears so well. The main features are the unusually attractive reception hall adjoining the sitting room with its pretty ingle-nook and fireplace of brick facings and hearth and built-in seats. Back of the sitting room is the den, making a most excellent arrangement of rooms.

The octagonal dining room is a very pleasant room and well adapted to a round dining room

table. On the second floor are five large chambers, which, with the two in the attic, give accommodation for a large family. A billiard room is finished on the third floor.

Oak finish on first floor except kitchen. Hardwood floors on entire first floor, except laundry. Pine, poplar or whitewood finish in kitchen part and second story. Full basement, hot air heat.

Cost, \$4150. Width, 34 feet. Depth, 40 feet 6 inches. Height of basement, 7 feet. First floor, 9 feet 6 inches. Second floor, 8 feet 6 inches.





DESIGN NO 455.

Design No. 455.

Design No. 455 makes a very good and nicely finished house for the money expended. The rooms are all of good size and the finish is good. The exterior, while not strictly Colonial, is on the Colonial order.

The rooms open into the main hall nicely and a view is obtained of all three rooms. The sitting room has a fireplace with brick facings and hearth, at each side of which are box seats with hinged covers where fuel or magazines can be stored.

Under the first floor stair landing a lavatory and water closet is provided. Were this omitted, it would make a saving of some \$75.00. Omitting

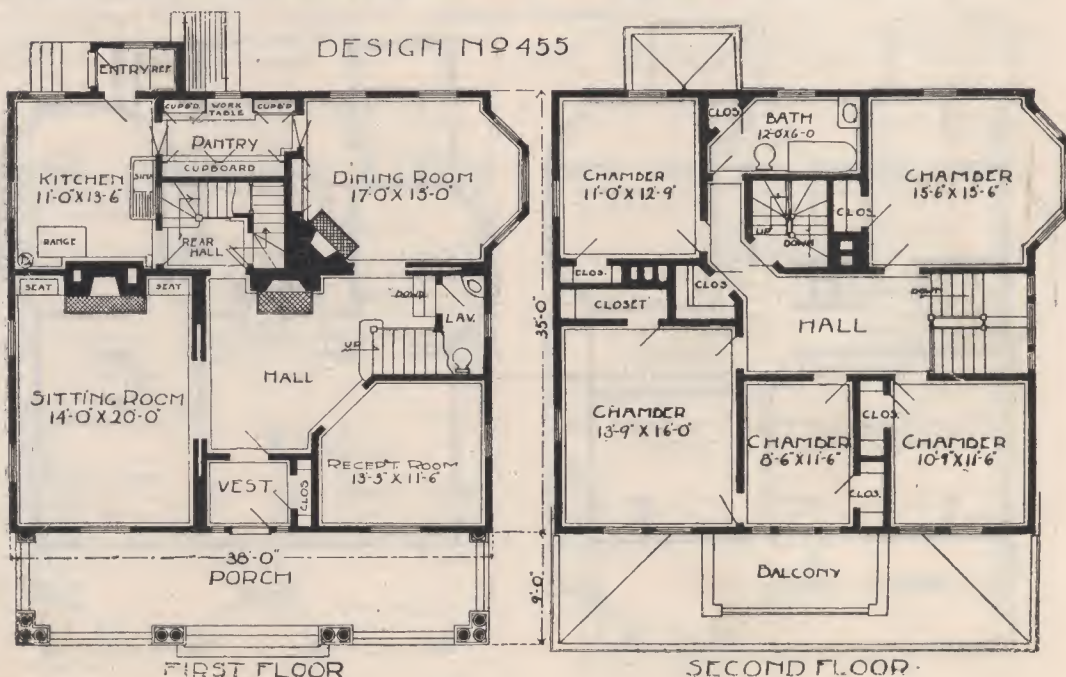
the hall and dining room fireplaces with chimney would save about \$150.00.

Hardwood floors are included for the first floor, except the reception room, and the hall of the second floor. The main rooms of the first floor are finished in oak or birch, balance of finish pine or poplar, painted.

The house has a full basement, cement floor, outside cellar entrance, laundry, coal bins, vegetable rooms, ash pits and a hot air heater.

One or two rooms could be finished off in the attic, if so desired.

Cost, \$4350. Width, 38 feet. Depth, 35 feet. Height of basement, 7 feet 6 inches. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.





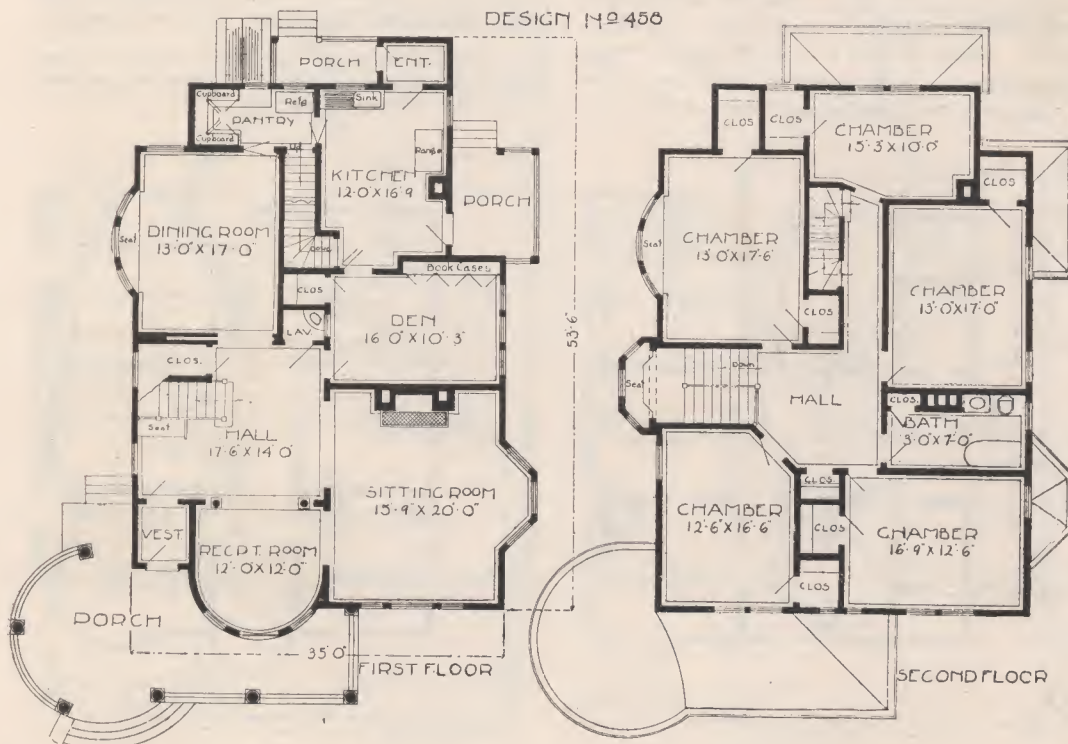
Design No. 458.

This design I consider to be a very well arranged and practical house and believe it will give entire satisfaction wherever built. It contains all modern conveniences. All material to be the best of its kind and the finish is simply but nicely detailed. The main rooms of the first floor are finished in oak, except the den, which is in Georgia pine, and the reception room pine, enameled white.

In the basement are vegetable room, water closet, laundry, etc. Cellar has cement floor, hot air heater, ash pit and outside cellar entrance. There is ample room in the attic for two servant's rooms.

Hardwood floors in hall, dining room, kitchen and bath.

Cost, \$5500. Width, 35 feet. Depth, 53 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 3 inches.





Design No. 470.

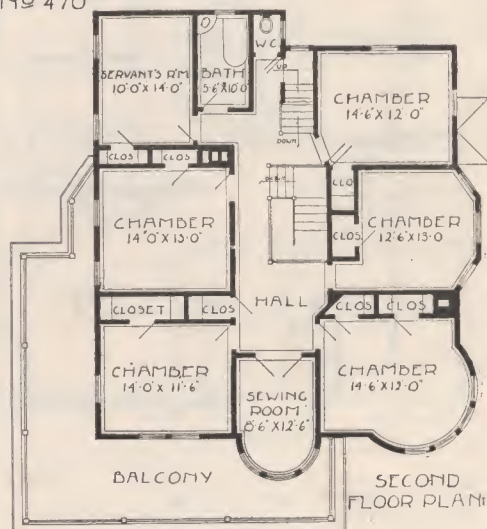
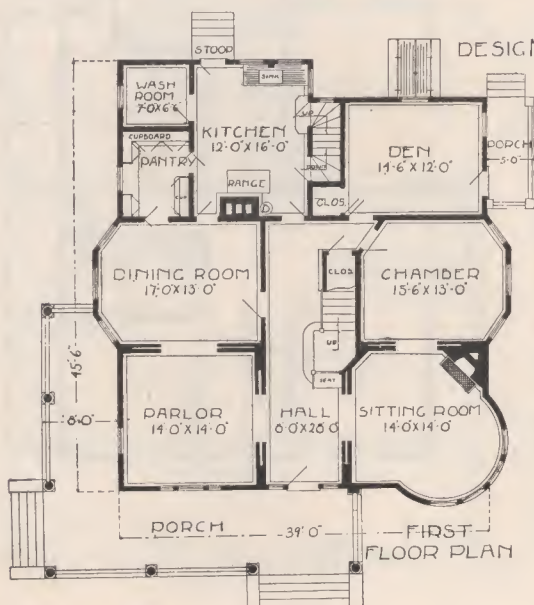
Design No. 470 is a colonial design of good size. The exterior appearance is very attractive and pleasing, assuring one of a hospitable reception from its owner.

The rooms are all large and are well and conveniently arranged. The first floor provides a chamber for any invalid or elderly person in the family. Sliding doors are placed between the chamber and sitting room; sitting room and hall; hall and parlor; hall and dining room. The rear arrangement of the house is very good, and there is an ample pantry. Back of this is a wash room or store room, whichever it is desired to use this space for.

Back of the chamber and connected to the

front hall is a den. This den might be used as a chamber if desired, and the present chamber used as a library. Six chambers and a sewing room are provided on the second floor. Aside from this three more are finished off in the attic, as well as laundry, servants' toilet, fuel bins and hot air heater in basement. The finish of the first floor rooms and front hall is intended to be of white oak or birch, and balance of the house finished in pine or poplar with hardwood floors in kitchen, dining room, parlor and hall, sitting room and chamber.

Cost, \$5560. Width, 39 feet. Depth, 45 feet 6 inches. Height of basement, 9 feet 6 inches. First story, 9 feet 6 inches. Second story, 9 feet.





Design No. 472.

Of solid brick construction, nobly proportioned, elaborately detailed and finished in nice woods, No. 472 makes an ideal home.

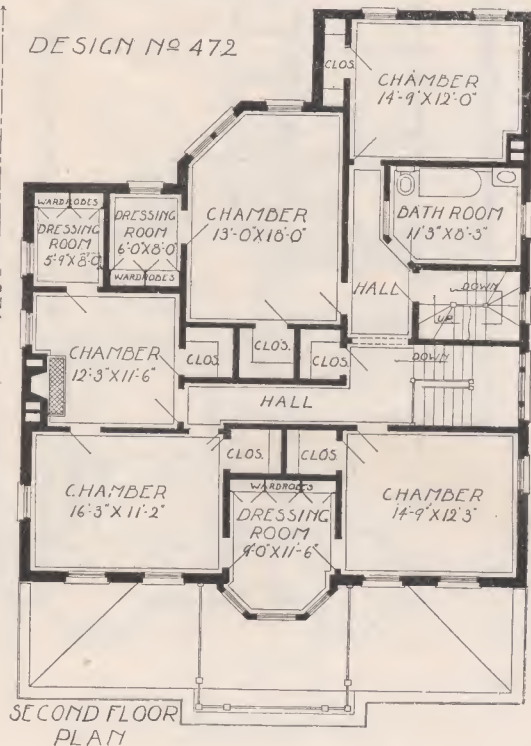
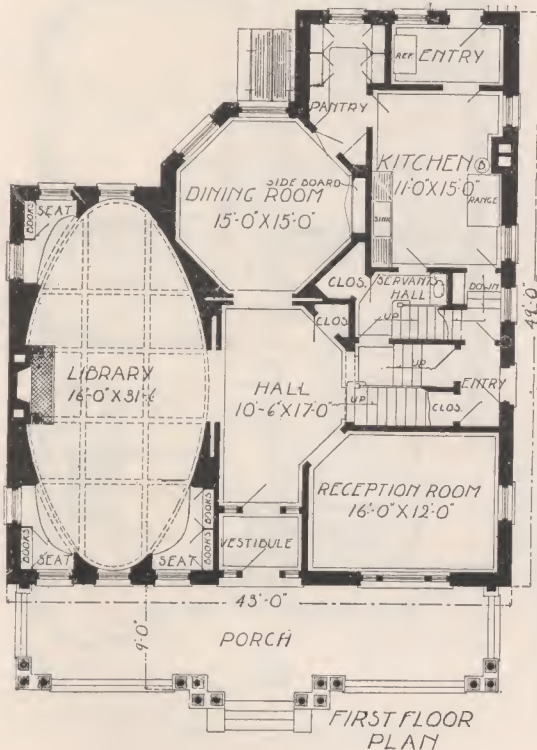
The library to the left of the generous hall gives individuality and dignity to the entire house. The deep richness of the cherry finish, the parquet floor, the beamed ceiling and handsomely detailed mantel, the cosy seats and convenient bookcases cannot but please the most critical.

On the second floor are five good sized chambers, three of which have dressing rooms adjacent, a bathroom and ample closets. The bathroom is

unusually large, has a tile floor and a four-foot tile wainscot. There is considerable available space in the attic for rooms there if desired. The rear stairway being continued to the third floor and separated from the main hall on the second is a desirable feature.

Oak finish in hall and dining room, white enamel in reception room, cherry in library and pine for the balance of the house. Hardwood floors on entire first story.

Cost, \$7500. Width, 43 feet. Depth, 49 feet. Height of Basement, 7 feet 6 inches. First Story, 10 feet 3 inches. Second Story, 9 feet 3 inches.





Design No. 474.

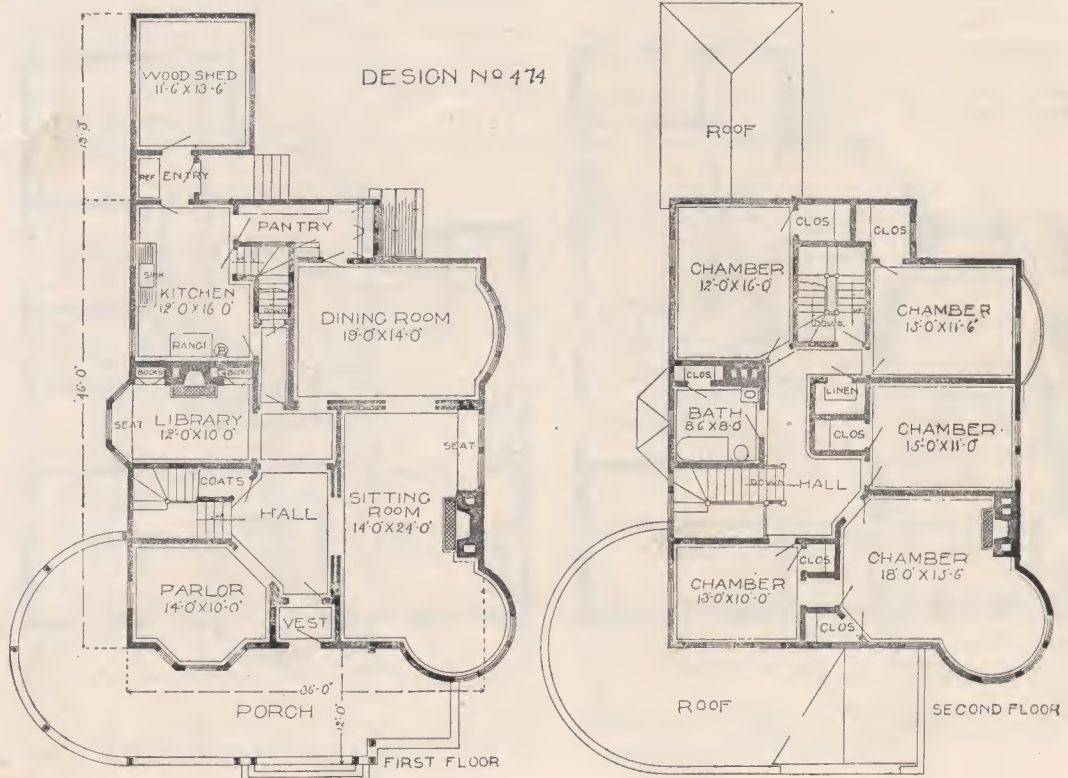
The tower feature now so popular is here provided and adds materially to the attractiveness of the design. Windows of bent glass are intended for both the tower and the dining room bay.

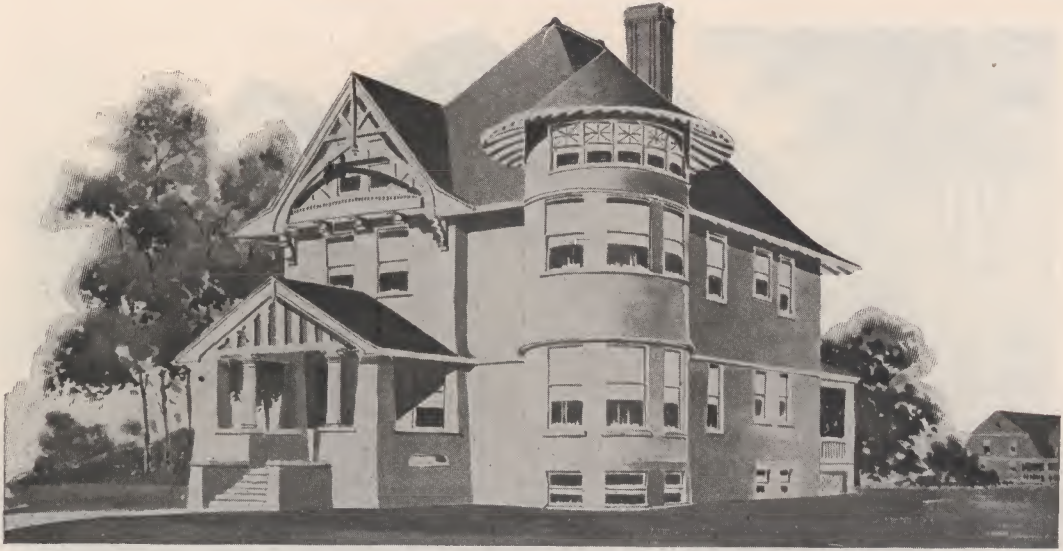
The interior is very spacious and inviting. Directly opposite the sliding doors giving access to the sitting room from the hall, is an open fireplace, which while not elaborate is of very restful and pleasing design. The hall and vestibule have paneled wainscoting to a height of four feet.

On the second floor are five chambers, with ample closets, bathroom and linen closet. One additional chamber is provided on the third floor.

Oak finish is intended in parlor, hall, sitting room and library with pine for the balance of the house. Parquet floors on entire first story, except kitchen part.

Cost, \$5500. Width 36 feet. Depth 40 feet. Height of Basement, 8 feet. First Story, 10 feet 6 inches. Second Story, 9 feet 6 inches.





Design No. 488.

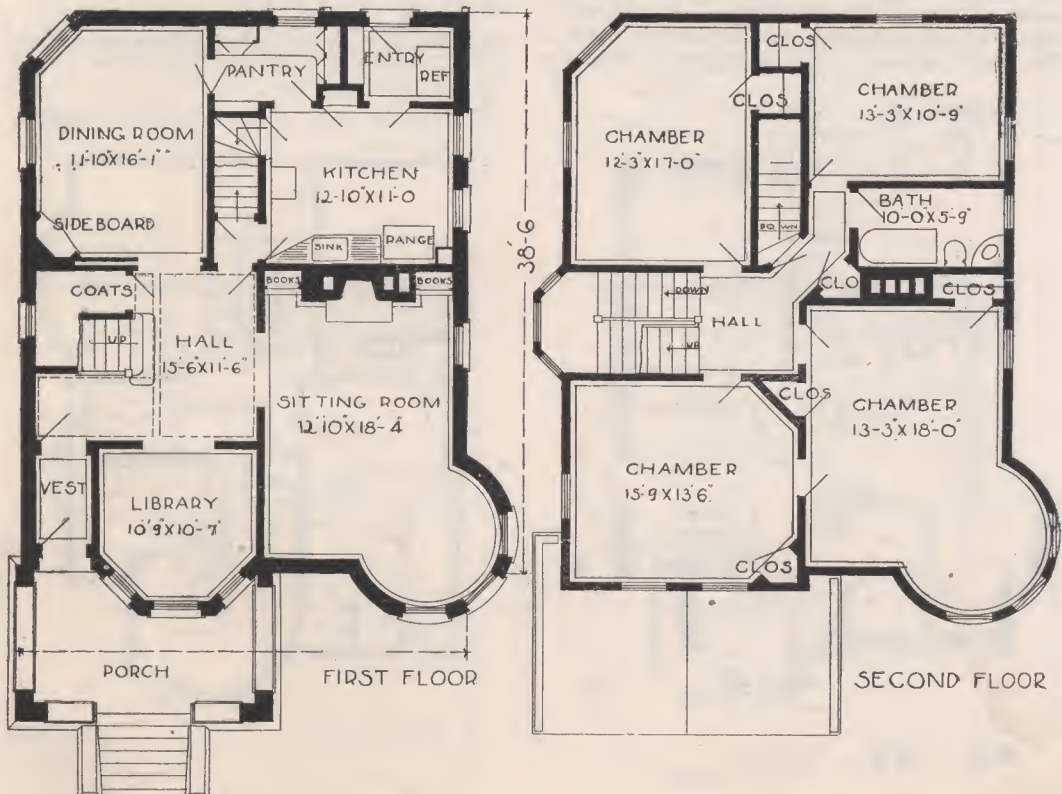
A design in which a large number of pleasing features are incorporated. Can be built in all frame if desired. Basement has a large billiard room which extends clear across the front part of the house and has built-in seats, tile floor, finished in oak and has paneled wainscoting and a fireplace; the room is 15x27 feet in size. There are also provided a laundry, fruit room, furnace room with coal and wood bins.

The first floor is finished with hardwood floors all over; red birch finish in the sitting room and

library. Quarter sawed oak in the hall and dining room. The hall has a beamed ceiling. Refrigerator entry, large pantry, marble moulding board, clothes chute from bath to laundry, speaking tubes, etc., are all provided.

Beside the four nice chambers on the second floor two more are finished off in the attic. Finish of the kitchen and second story pine or cypress painted. Combination hot air and hot water heat.

Cost, \$4100. Width, 30 feet 6 inches. Depth, 38 feet 6 inches. Height of basement, 8 feet 2 inches. First story 9 feet 8 inches. Second story, 8 feet 6 inches.





Design No. 491.

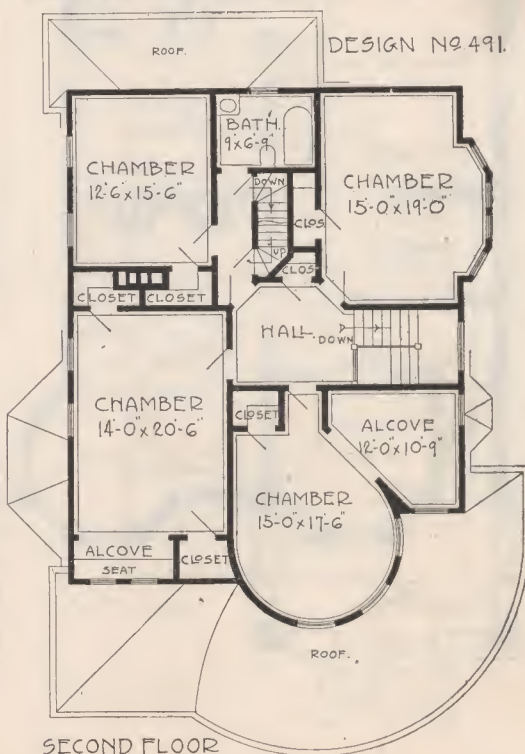
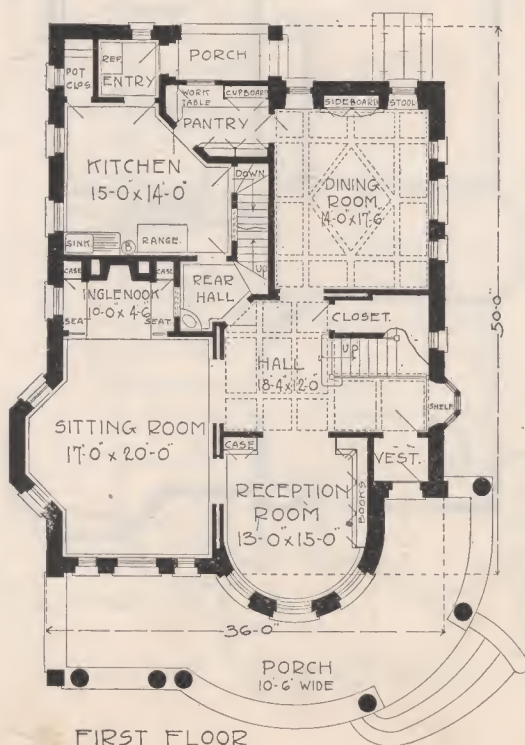
The exterior treatment of this house is very unusual, the first story being of split boulders laid as broken ashlar over a solid brick wall and the second story shingled. The window sills and the porch coping are of granite.

The detail of the interior is in keeping with the impression given by the exterior. Beamed ceilings are intended in the hall and dining room, which are finished in quarter sawed oak with wainscoting and parquet floors. The stair newel is richly carved, and in the dining room a handsome built-in sideboard is shown. To the left of the hall, and separated from it by sliding doors, is the sitting room, the main feature of which is the

inglenook at the rear. This inglenook has a tile floor, and the tile facing of the fireplace extends to a height of four and a half feet, where it is met by the shelf. A wrought iron hood is placed over the fireplace proper. The little cases at either side are enclosed with leaded glass doors. The seat ends are carved, as are also the newels of the main staircase.

In the reception and sitting rooms the finish is of red birch in imitation mahogany and plain hardwood floors, which are intended in kitchen, second story hall and bathroom also.

Cost, \$6500. Width, 36 feet. Depth, 50 feet. Height of basement, 7 feet 6 inches. Height of first story, 9 feet 6 inches. Height of second story, 8 feet 6 inches.





Design No. 493.

The construction of this house is of solid brick with stone trimmings, and the interior finish and detail is of the best. Hardwood floors on the entire first floor and white oak finish, with the exception of the kitchen part of the house. The dining room is nicely wainscoted. The facings of the fireplaces are of pressed brick.

Off the hall is a generous sized library and just back of the library is a study or den, which is located very nicely on account of its retired position. Off the rear hall is a lavatory, which is conveniently reached from every part of the first floor.

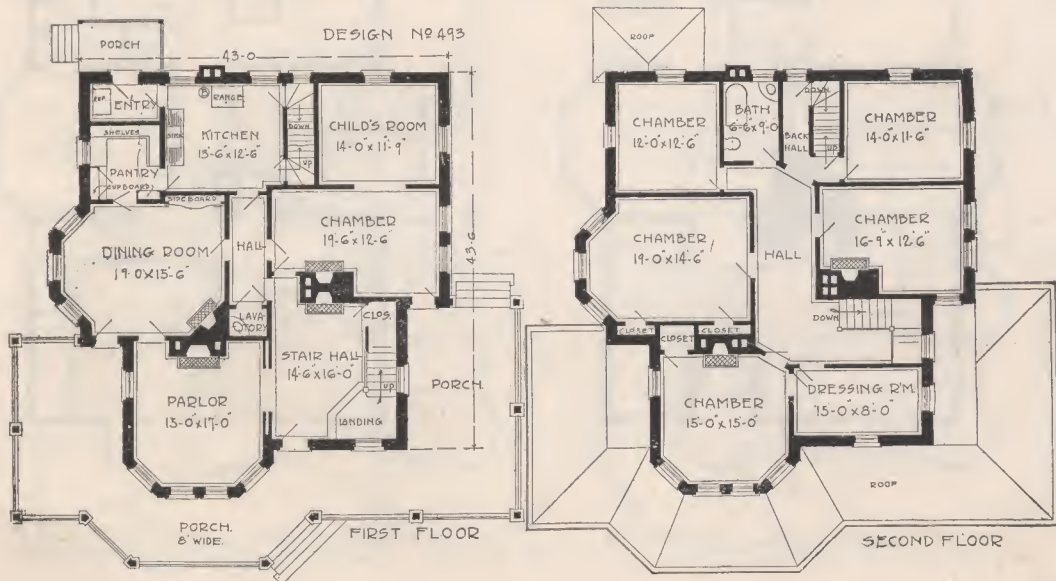
On the second floor are five large chambers,

besides a child's room and a bath. Besides these sleeping accommodations, there is ample space in the attic for two more chambers.

There is a full basement. Ash pits for all fireplaces, cement floor, hot water heat, fuel bins and laundry. If desired, a fine billiard room could be finished off in the basement and same reached by a stairway going down under the front staircase.

The finish of the kitchen part and the second story of the house is of pine or cypress and pine floors except the hall and bath room.

Cost, \$8000. Width, 43 feet. Depth, 43 feet 6 inches. Height of basement, 7 feet 6 inches. Height of first floor, 11 feet 3 inches. Second story, 10 feet 3 inches.





Design No. 495.

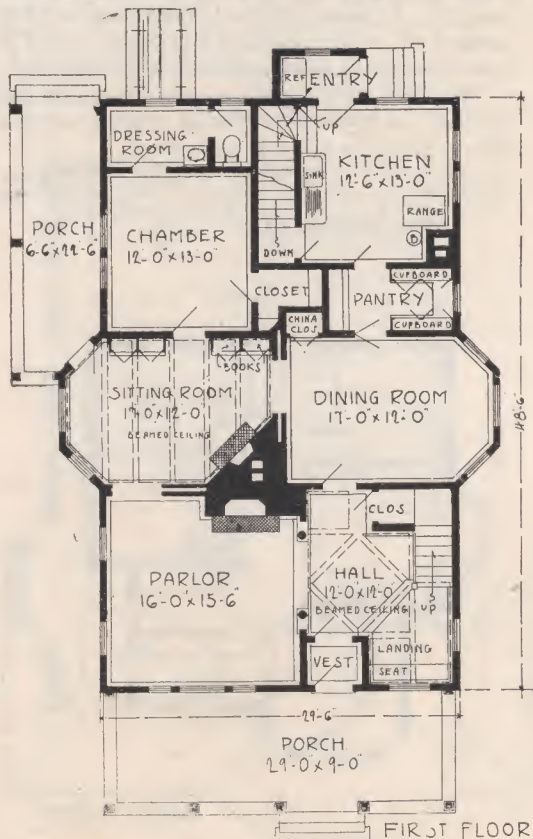
Basement under the entire house, which has a laundry, fuel and vegetable rooms, hot air heat, etc. On the first floor the hall has a beamed ceiling, also the sitting room. Parlor and sitting room have handsome fire places; bookcases in sitting room have leaded glass doors and at the bottom of each bookcase are two large drawers. The first story chamber is well located and has a dressing room and toilet in connection with same.

The second floor provides six large chambers, a

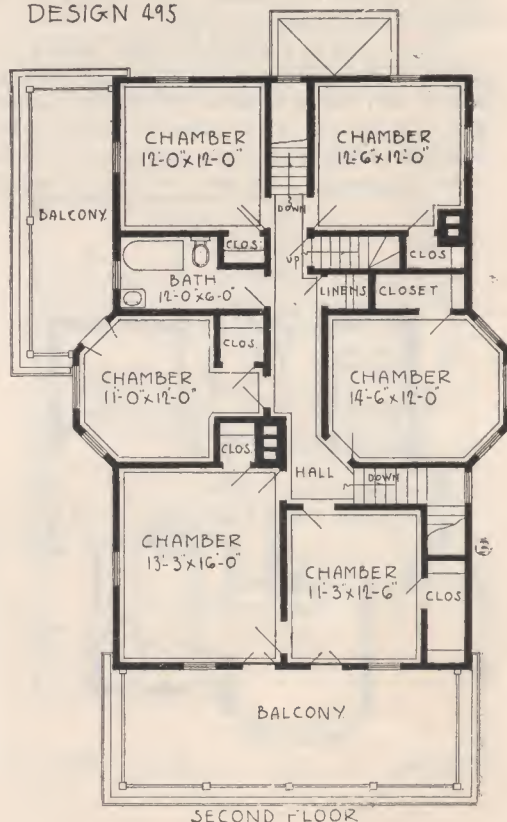
generous closet supply and a bath room; if more chambers are wanted, two could be finished off in the attic.

White oak finish in hall, parlor, sitting room and dining room. Hardwood floors throughout the entire first floor except chambers and dressing room. Finish of kitchen and chamber and second floor is of pine or cypress painted.

Cost, \$4050. Width, 29 feet 6 inches. Depth, 48 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.



DESIGN 495





Design No. 496.

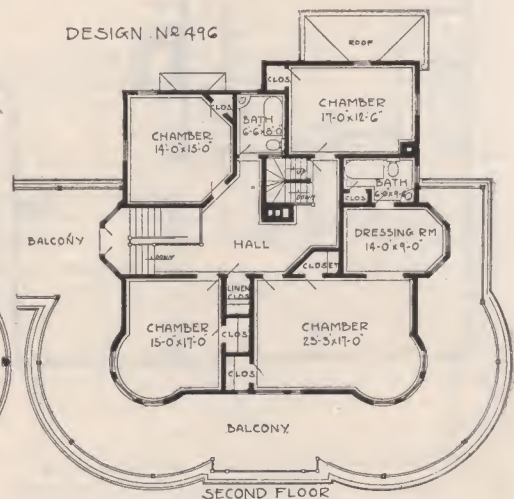
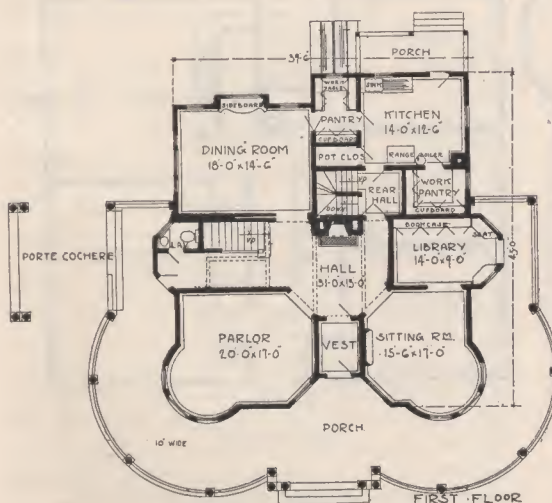
A well proportioned and substantial home, nicely finished and everything of the best. The dining room, hall and vestibule are finished in quarter sawed oak and have paneled wainscoting. The dining room has a coved ceiling with wood cornice behind which are 16 electric lights, which give a glow of light over the entire ceiling, making a very attractive feature of this room. The hall has a beamed ceiling and a handsomely detailed mantel which has Sienna marble facings and hearth. Parlor, sitting room and library are fin-

ished in birch. Hardwood floors throughout the entire house.

Excellent opportunity in the basement for a magnificent billiard room. Plenty of space in the attic for servants' quarters. House is heated by hot water.

Two oval mirrors are set in the front vestibule. In the sitting room is a large pier mirror. Dining room has a handsome sideboard. The library could easily be made larger by omitting the work pantry.

Cost, \$6300. Width, 39 feet 6 inches. Depth, 45 feet. Height of basement, 8 feet. First story, 10 feet 9 inches. Second story, 9 feet 9 inches.





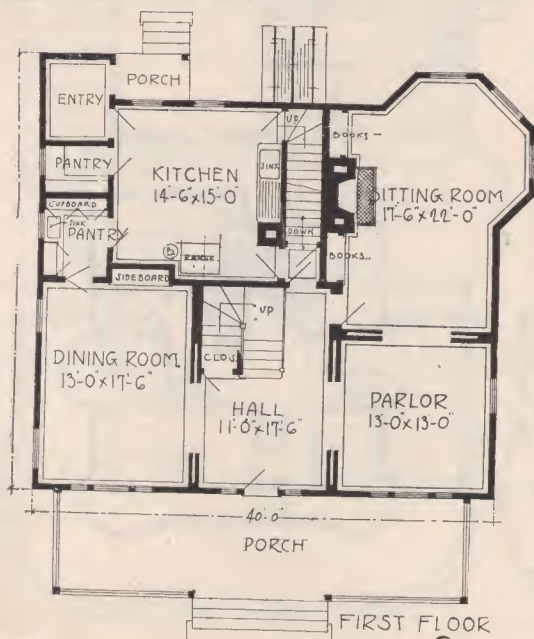
Design No. 499.

A most pleasant impression is given to one entering the spacious reception hall of this design, for he sees just before him, opening from the hall by sliding doors, the large dining room, finished in quarter sawed oak and paneled wainscoting and on the other side, also opening by sliding doors, is the parlor finished in red birch. Just back of the parlor, and connected with it by sliding doors, is the large sitting room with its octagonal bay, fireplace and book cases, making it very home-like. This room is also finished in red birch.

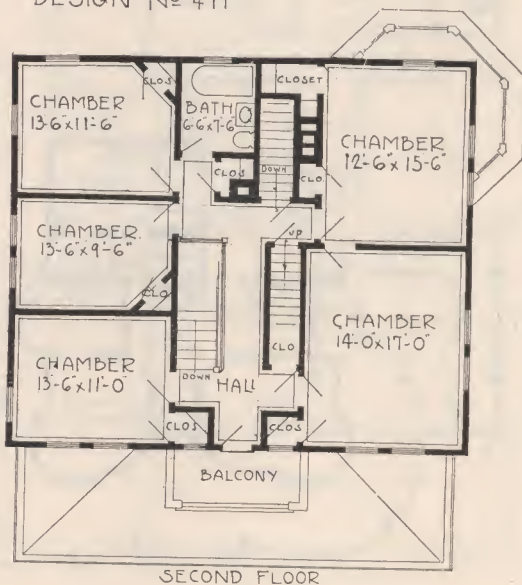
Hardwood floors are included throughout the entire house. The best of plumbing is included and a hot air furnace.

Three rooms are finished off in the attic. Laundry, vegetable room, coal bins, etc., are provided in the basement. Finish of the second story and kitchen part, pine or poplar.

Cost, \$4200. Width, 40 feet. Depth, 34 feet. Height of basement, 8 feet. First story, 10 feet. Second story, 9 feet 3 inches.



DESIGN NO 499





Design No. 500.

In the illustration above of this design, it can readily be seen that it is a house of considerable pretensions and naturally involving somewhat of an outlay to build properly.

The exterior is designed in strict Colonial style and possesses all the beautiful characteristics that made that particular style justly celebrated in the Colonial days. The quietness and dignity of this design cannot help but appeal to any intending builder, who is really anxious for a splendid home. The exterior was designed to be constructed of brick, with stone arch stones over the windows, stone chimney caps and stone window sills. The main cornice and porch work, including the carved shells over the triple windows of the front, are to be of wood and the roof covered with slate.

The front entrance, with its side lights of leaded glass, forms a pleasing and hospitable entrance. This entrance leads into a generous vestibule with tile floor and wood paneled wainscot, from which the vestibule door with its side lights of leaded glass also brings one into a very generous and striking reception hall. On one side is the large Colonial mantel with fluted columns flanking either side, above which is the splendid beamed ceiling with its rich plaster cornice. On the opposite side of the hall is a tasty staircase and directly in front of the fireplace a large stationary seat. Paneled wainscot is carried around the entire hall and adds considerable to the richness. On either side of the hall sliding doors open into the parlor and library, while a little farther back in the hall, the back parlor and dining room have their separate entrances also. Fire-

places are provided for the back parlor, library and dining room.

In addition, one side of the library is given up to the built-in bookcases which in connection with the seat and leaded glass windows over, will be found to be a most decorative feature of the room. In the dining room, besides a particularly well designed mantel, a very tasty sideboard and a small china closet have been added. The dining room has a paneled wainscot around the entire room, and will, in my judgment, make a rich and pleasing interior.

A rear hall serves as an entrance from the carriage porch and provides a second stairway to the second story and the basement. A large butler's pantry, in which is placed a dumb waiter to the basement serving the billiard room, and to the second story to be used in case of illness, and provided also with a sink and extensive china closets, etc., connects the dining room with the kitchen. A second or work pantry is also provided, and in it are placed the clothes chute, which is also connected with the bathroom of the second story and the laundry of the basement, and in addition shelving for kitchen utensils, etc. A good sized entrance gives a space for refrigerator, and a large servant's porch completes the kitchen accommodations. On the first story the main part is finished in selected grain quartered white oak finish, with quarter sawed white oak floors. The balance of the first floor is finished in yellow pine, natural.

The second story contains five large chambers with ample closet facilities, a large sewing room and a bathroom. In addition, the

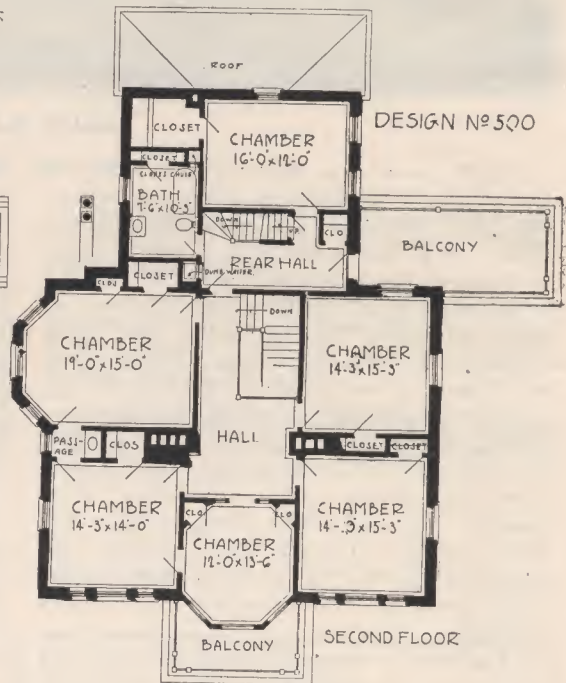
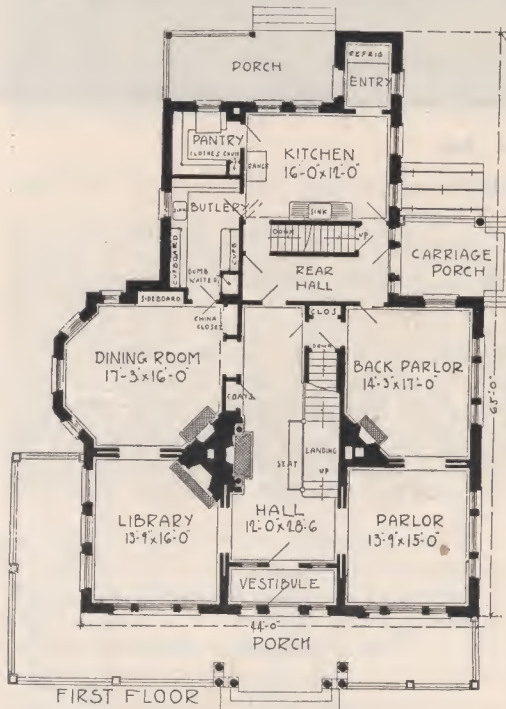
two principal chambers are provided with a stationary wash bowl opening from each. A linen closet is provided off bathroom and a hall closet off second story hall. The balcony forming the roof of carriage porch, will serve for airing bedding, etc. The bathroom has a tile floor and tile wainscot. The principal chambers are finished in white pine, enamel painted, while the rear chamber and hall in yellow pine, natural finish. White maple floors throughout this story. The chamber doors opening on the main hall have transoms also.

The attic contains two rooms for servants, with large closets and ample storage space. A scuttle gives access to the roof balcony or deck.

The billiard room is placed in the basement and is provided with a separate stairway from the main hall. A red brick fireplace se-

The heating of the house was designed to be by a hot water plant and the plans provide for a liberal supply of both direct and indirect radiation, which will in my judgment, be found sufficient to thoroughly warm the building in the coldest weather. In addition to the above, a separate ventilating system is included in connection with the heating system, and though of the less expensive type, will I am certain, insure an adequate supply of fresh air to the rooms at all times.

The estimate includes piping the house for gas and wiring for electric lighting. Also the front porch and halls of the first and second stories to have lights controlled by push buttons so that they can be operated from either floor. Electric bells are provided for front and carriage entrances, for dining floor and for owner's chamber on second story.

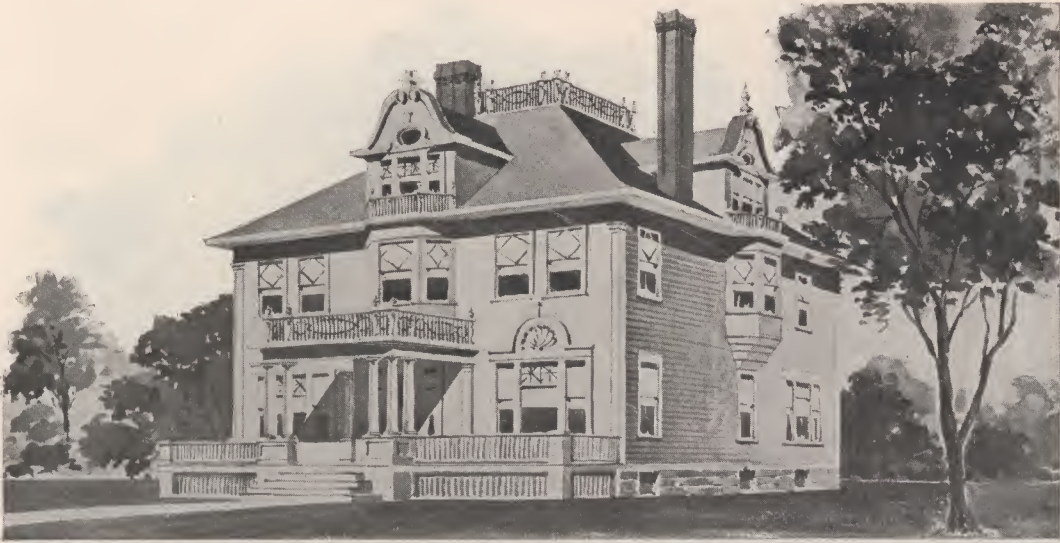


lected from the catalogue of the Philadelphia & Boston Face Brick company, in connection with a large stationary seat, makes a desirable cozy corner. Another such seat occupies the space under the stairway. The dumb waiter provides the luxuries of the dining room, and all in all, this will be found to make a most attractive billiard room. The finish is white pine stained, and the floor of white maple.

The laundry occupies the rear part of the basement and has three stationary tubs. A small room, provided with shelves and a preserve closet, is given up to vegetables. A servant's bathroom is also provided on this floor and a small room for the use of the hired man. The remaining part of the basement is utilized as a boiler room with fuel bins and a bricked-in ash pit for the storage of ashes.

The details of the exterior have been studied with a view to economy in the best use of the materials, but the important consideration of good construction has been at all times kept well in mind also. The details of the interior in the finish before mentioned will be found to be sufficiently elaborate to be in keeping with the scope of the design, and will I am assured, make a most effective and homelike interior. The accessory of leaded glass has been found a valuable aid to both exterior and interior decoration and as such has been freely used in the design.

Cost, \$14,000. Width, 44 feet. Depth, 65 feet. Height of Basement, 9 feet. First Story, 10 feet 5 inches. Second Story, 9 feet 5 inches.



Design No. 503.

This design is a somewhat pretentious Colonial home, complete in all its appointments.

A generous hall leads into large, well lighted and attractive living rooms, each with its fireplace. The dining room is supplied with a window seat and the library is liberally supplied with built-in book cases and seat. A toilet room is provided at the end of the main hall, first story.

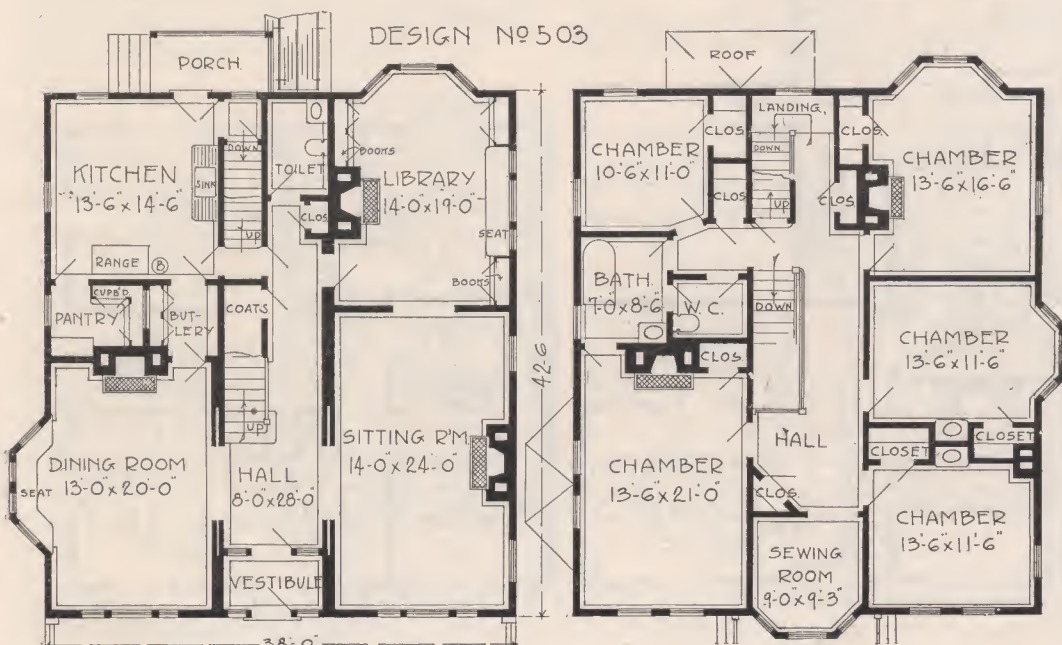
The second story has five large chambers with ample clothes closets, a sewing room and bathroom and toilet. Two of the chambers have fireplaces.

A full basement with laundry, servants' toilet, vegetable cellar, fuel bins, etc., is included, and

the attic contains servant's room and closet. Special attention has been given to the proper heating and ventilating of the house and the estimate includes a hot water heating plant and a special ventilating system in connection with same.

Finish to be hardwood throughout the main rooms of the first story and principal chambers of second story, with hardwood floors throughout both stories. House piped for gas and provided with electric bells for front door and dining room.

Cost, \$5100. Width, 38 feet. Depth, 42 feet 6 inches.
Height of basement, 7 feet. First story, 9 feet 5 inches.
Second story, 8 feet 3 inches.





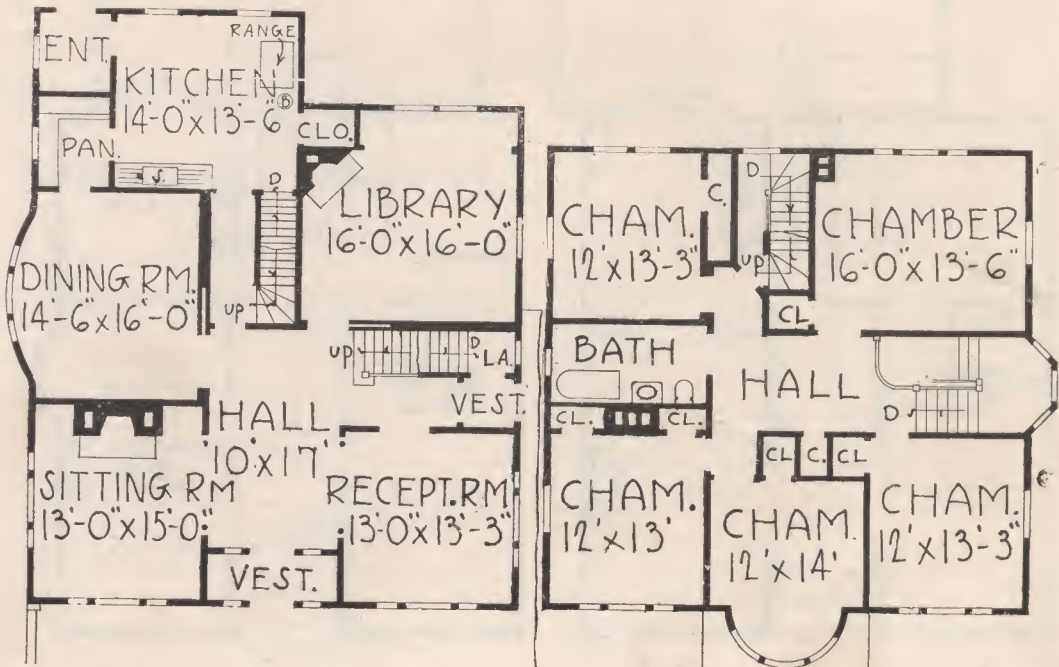
Design No. 507.

The spacious porch here is the most noticeable feature of the exterior, and in the interior the arrangement of rooms is excellent for a house of this kind. Special thought has been given to the fireplace, the mantel detail, while very simple, is rich and in perfect taste. A single sliding door divides this room from the main hall, shutting it entirely off when quiet is desired. This is an important point, for where libraries are divided from the other living rooms simply by archways it is impossible to obtain the quiet which is essential to study.

The five chambers of the second floor and additional one of the attic give sleeping accommodations for all ordinary families.

The finish of the house is very good, the hall and parlor being in white enamel and the library and dining room in quarter sawn oak. Parquet floors are intended in hall, parlor and library and plain hardwood floors in dining room, kitchen, second story hall and bath room.

Cost, \$5200. Width, 38 feet. Depth, 46 feet 6 inches. Height of basement, 8 feet. First story, 10 feet 6 inches. Second story, 9 feet 3 inches.





Design No. 522.

These illustrations show a large Colonial house with all modern conveniences and with a most pleasing exterior. The large roomy porch will be found very desirable. The splendid reception hall with its Colonial mantel, the dining room with its beamed ceiling, sideboard and china closet and the den with its fireplace and built-in book cases are all very attractive rooms. The parlor and sitting room are divided by a screened opening and the living rooms of the first story are so planned as to form a continuous circuit by opening into each other. Coat closet and lavatory on this floor, also.

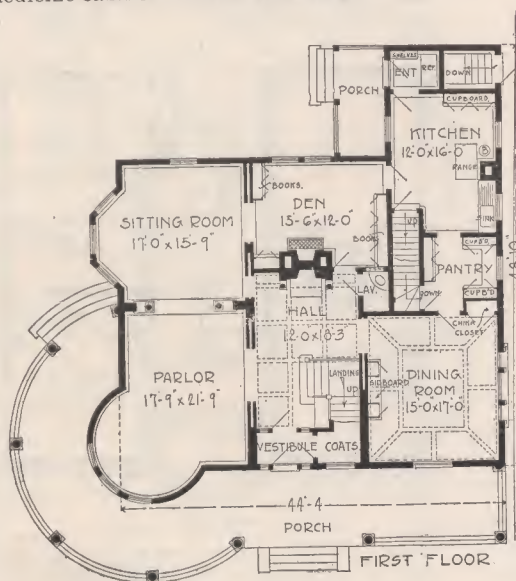
The second story hall opens by a casement onto the balcony, and five large, airy chambers are provided, with ample clothes closets, linen closet and bathroom, which latter has a soap and medicine cabinet over the wash bowl.

The attic contains a tank room and ample storage space.

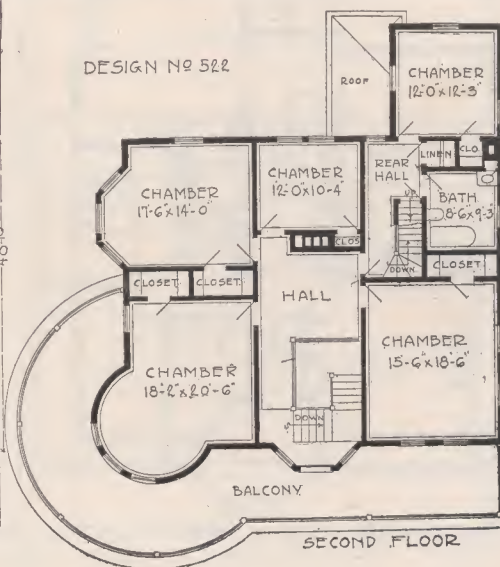
In the basement are placed the laundry with two stationary wash trays, vegetable cellar, large cistern and furnace and fuel bins. Cement floor throughout basement. Hot air heat with ventilating system.

The finish of the hall and dining room, quarter sawed oak; parlor and sitting room, selected red birch, and the den, cherry. Parquet floors in hall and dining room, with hardwood floors throughout the balance of both stories. The house is piped for gas, wired for electric light and electric bells provided for front entrance and dining room floor.

Cost, \$6000. Width, 44 feet 4 inches. Depth, 48 feet 10 inches. Height of basement, 8 feet. Height of first story 9 feet 9 inches. Height of second story, 8 feet 6 inches.



DESIGN NO 522





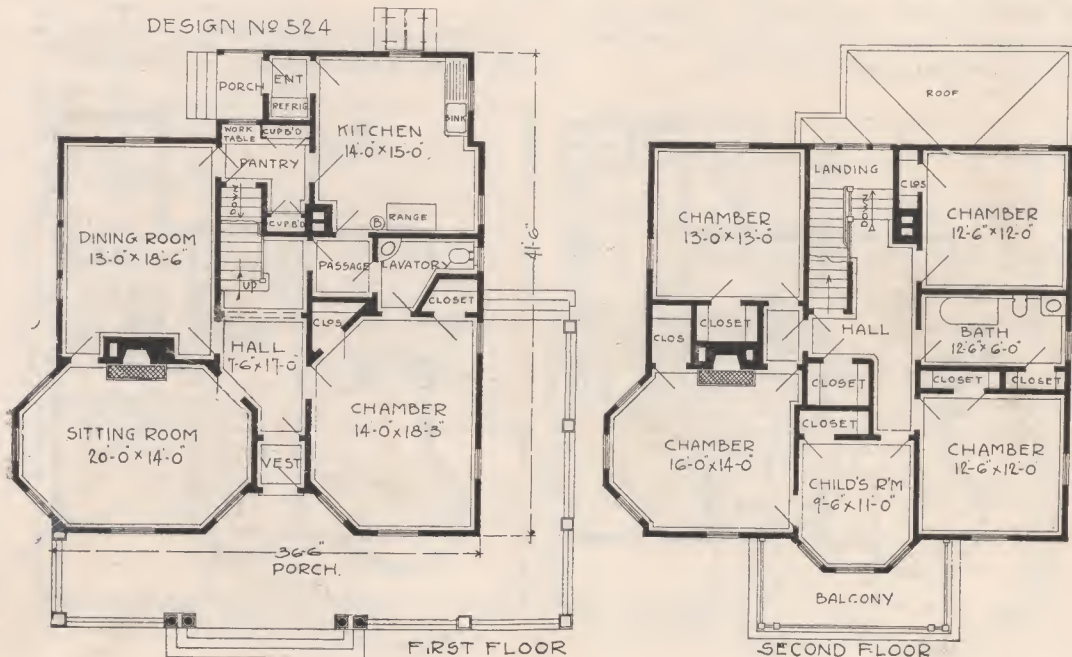
Design No. 524.

This is a practical and well arranged house embodying some Colonial ideas such as the front porch and terrace. Opening off the center hall are three large rooms, one of which is intended to be used as a chamber, which will be found very desirable for invalids or elderly people. The sitting room has a fireplace and is very unique in shape being octagonal.

The first floor chamber, lavatory and closets could be made into a fine living room or parlor with inglenook seats and fireplace.

The second floor provides several pleasant rooms with bath room and ample closets. White oak finish with the exception of the kitchen part. Hardwood floors including second story and bath. Has ample space in the attic for more chambers if desired. Plans provide full basement, laundry, hot air furnace.

Cost \$4100. Width, 36 feet 6 inches. Depth, 41 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.





Design No. 532.

The exterior of this design, to my mind, is very attractive. The spacious porch extending across the front of the house gives a hospitable appearance to the home. The triple windows in the front of the house, the bay on the second story, with the circular window above the two little dormers at each side of the main gables, all add to the beauty of this design.

The arrangement of the rooms is Colonial, as we have the center hall with rooms opening off it at either side. The stairway, too, is very pretty and is nicely detailed, the newels of the stair rail being hand carved.

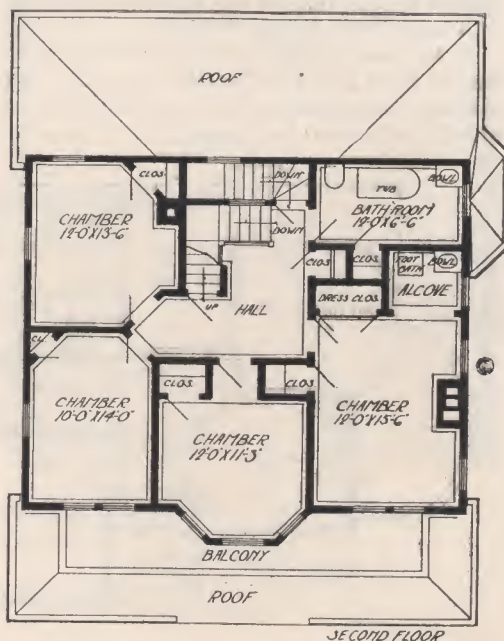
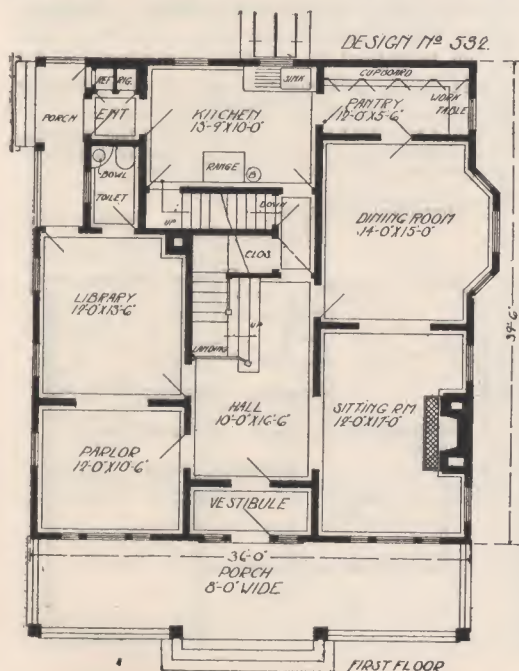
Though only four chambers are arranged on the second story, two more could readily be provided by building up the rear portion of the house

two full stories in height. Then there is ample room for one or two more in the attic.

As will be noticed by reference to the second story plans, one of the chambers has been especially planned for the owner of the house, as it has a large dressing case with large drawers for dresses. Above the drawers, provision is made for hanging of other ladies' clothes. Then there is a toilet alcove with lavatory and foot bath.

Full basement, hot water heat, laundry. Birch finish on the first story except dining room and kitchen part. The dining room finished in quartered oak. Hardwood floors for the entire house.

Cost, \$3800. Width, 36 feet. Depth, 39 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.





Design No. 543.

The plan and picture here shown is a well designed, modern house, with all the conveniences of an up-to-date dwelling. It covers considerable ground area and is therefore more suitable for a suburban locality. The noticeable features of the plan are the generous reception hall with staircase directly facing the main entrance, large parlor with fireplace, dining room with beamed ceiling and sitting room which has an entrance onto the side porch. A chamber with closet is provided on the first floor. This chamber could be converted into a den if so desired. Good sized butler's pantry with ample shelving, etc., and kitchen pantry also. The entry provides a refrigerator space besides serving as a rear vestibule. The kitchen is well lighted and conveniently located with reference to dining room and entrance hall.

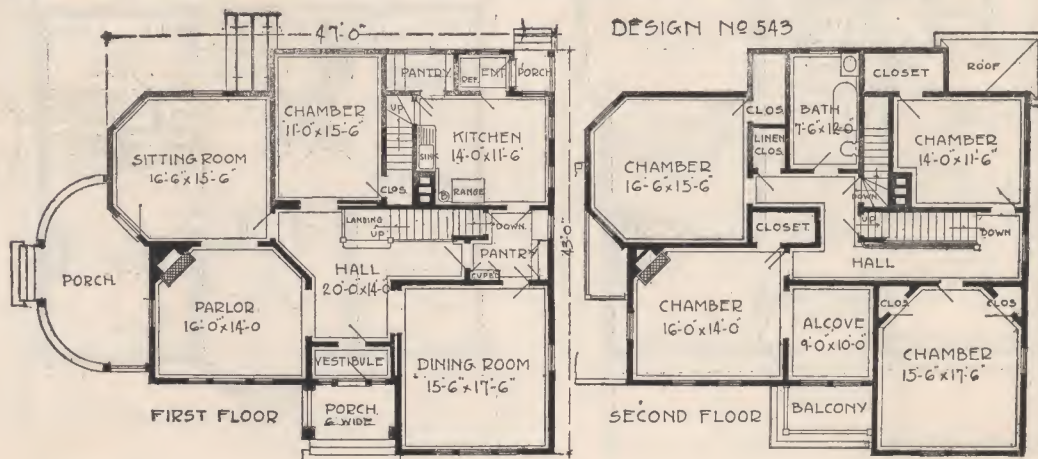
In the basement is placed the heating apparatus, the plans giving the location of the hot water radiators and showing the ventilating system which is to be used in connection with same. A

preserve closet with suitable shelving and a fuel bin are the only other finish called for in the basement.

The second story has four large, well lighted chambers, the left hand corner one having a fireplace and large alcove adjoining and all well supplied with roomy clothes closets. A linen closet is also provided for this floor and a good sized bathroom with the customary fixtures. The house has a large attic with stairway from second story, which supplies ample storage space.

The main hall, parlor, sitting room and dining room and first story chamber will be finished in hardwood with hardwood floors throughout the first story and the hall and bathroom of second story. The balance of the finish, pine or poplar, painted, with pine floors. The house is wired for electric light, and electric bell is provided for front door and floor bell for dining room.

Cost, \$4700. Width, 47 feet. Depth, 43 feet 0 inches. Height of basement, 7 feet 6 inches. Height of first story, 9 feet 9 inches. Second story, 8 feet 4 inches.





Design No. 550.

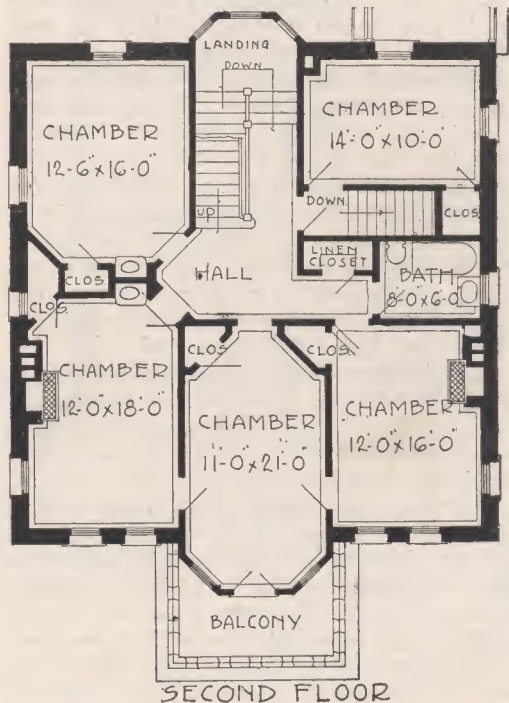
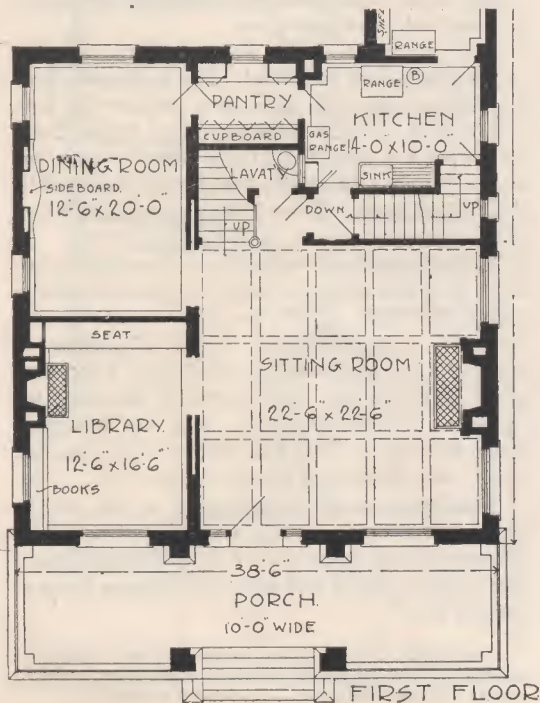
A solid brick house with stone trimmings designed in the feeling of the Old English period. Tile floor to porch. The large reception hall has beamed ceiling, fireplace and paneled wainscot six feet high, of quarter sawn oak in Old English style.

The library has a well designed mantel with book cases on either side, large stationary upholstered seat and paneled wainscot same height as mantel. Dining room finished in quarter sawn oak and detailed in Dutch Renaissance with a splendid sideboard and paneled wainscot also. In the attic

is a large ball room besides two servants' rooms.

The basement has a splendid billiard room sixteen by thirty-four feet six inches, finished with fireplace, built-in seats, beamed ceiling and paneled wainscot five feet six inches high. Balance of basement divided up into vegetable room, toilet, laundry, man's room and furnace room and fuel bins. Cement floor, hot air heat, ventilating system. Wired for electric bells.

Cost, \$9700. Width, 39 feet 6 inches. Depth, 38 feet 6 inches. Height of basement, 9 feet. First story, 10 feet. Second story, 9 feet 2 inches.





Design No. 554.

This admirable design has just been carried out in a suburban residence, making an ideal home. It is built of red sand mould brick on a foundation of limestone with stone window caps and sills, and portico of stone. The vestibule floor is mosaic tile and the porch floor is laid with cement tile as is also the floor of the great billiard room in the basement, this room being a unique feature in the design. The red and gray tile of the floor is supplemented by a high wainscot of dark red tile, and the rough plaster above a deep yellow, with fireplace of red pressed brick. The walls and the floor above are deadened and separate entrance from without provided.

The dining room is an especially attractive and richly finished room. From the hall one can see the handsomely detailed sideboard at the opposite end of the dining room. This room has a paneled wainscoting, plate rail and a coved ceiling.

The third floor makes a charming suite of apartments, the large central room with tower alcove and dormers, being particularly interesting, and has been finished off very nicely into three chambers, one of which goes across the front of the house and has a cozy little nook in the tower which is separated by a plaster arch. This room would make a splendid apartment for a couple of

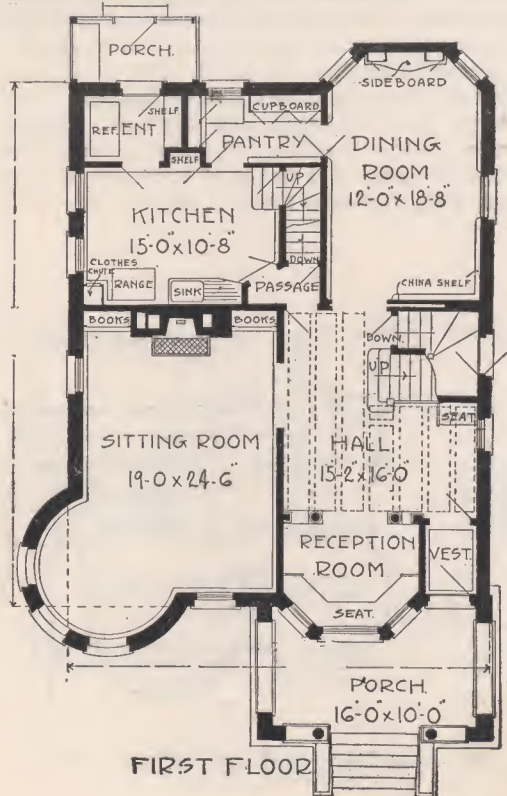
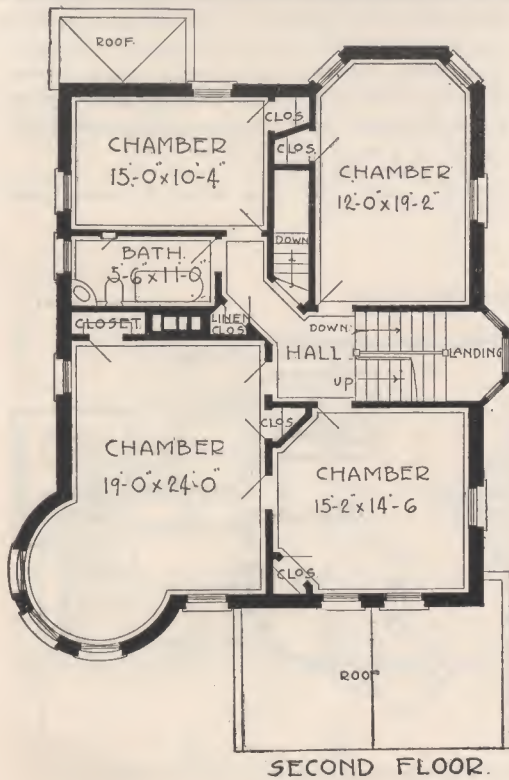
young boys. The room is finished in Southern pine stained a deep sea green.

The plumbing of this house is very complete and is of the best to be had. The bathroom floor is of Mosaic tile, and there is a wainscoting four feet high of porcelite which is tinted white. Open lavatories are provided in the owner's chamber and in the chamber above the dining room and in the billiard room. There is also a servant's toilet in the basement.

To those who wish a stable or automobile house to go with this design attention is called to stable design No. 1219, which has been especially designed to accompany this house. The house is warmed by a combination hot air and hot water plant and both gas and electricity are used for lighting. Finish of sitting room and reception room mahogany; hall and dining room, quarter sawed oak; balance of house in pine.

Parquetry floors are provided in the sitting room, hall, reception room and dining room; the balance of the floors are all of hardwood except the kitchen, pantry and entry, which have floors of Mosaic tile.

Cost, \$9000. Width, 33 feet. Depth, 41 feet. Height of basement 8 feet 2 inches. Height of first story, 9 feet 10 inches. Height of second story, 8 feet 7 inches.





Design No. 556.

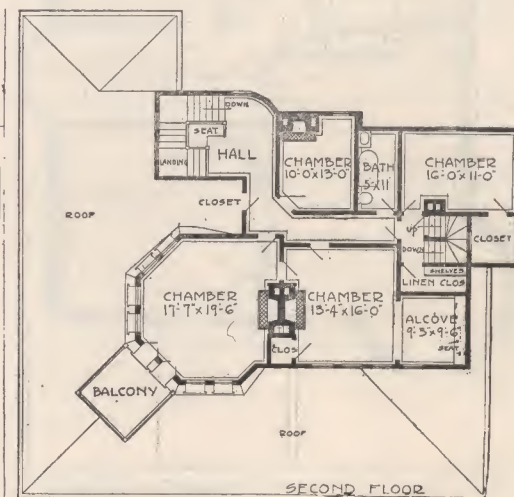
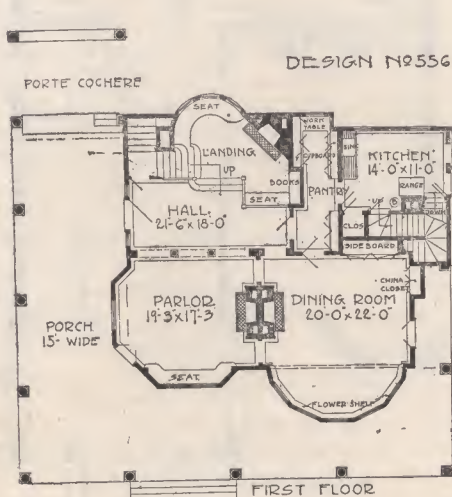
This is a large Southern house, the extensive porches covering three sides, being particularly adapted to a warm climate. The exterior finish is of siding for the lower story and shingles above and for the roof.

The reception hall in connection with the stairs, seats and fireplace will be found to be an attractive feature. Screened off from the reception hall is the parlor with window seat and fireplace and casement opening to the porch. The dining room has a flower shelf, and with a fireplace, china closet and sideboard, and casement opening onto porch, will in my judgment, make a very striking room. The finish of these rooms is of oak with hardwood floors throughout this story

and second story hall and bathroom. Large pantry with ample shelving, well arranged kitchen, pantry and rear porch take up the balance of this story.

The sideboard and china closet have leaded glass doors and the stairs and screen work is sufficiently elaborate to be in keeping with the character of the design. No heating apparatus is included for this house, it having been designed for a climate where fireplaces only were necessary. If it were desired to build this in a cold climate, a full basement with heating plant could be installed at a small additional expense.

Cost, \$4500. Width, 50 feet. Depth, 35 feet. Height of basement, 7 feet. First story, 10 feet 9 inches. Second story, 10 feet 3 inches.





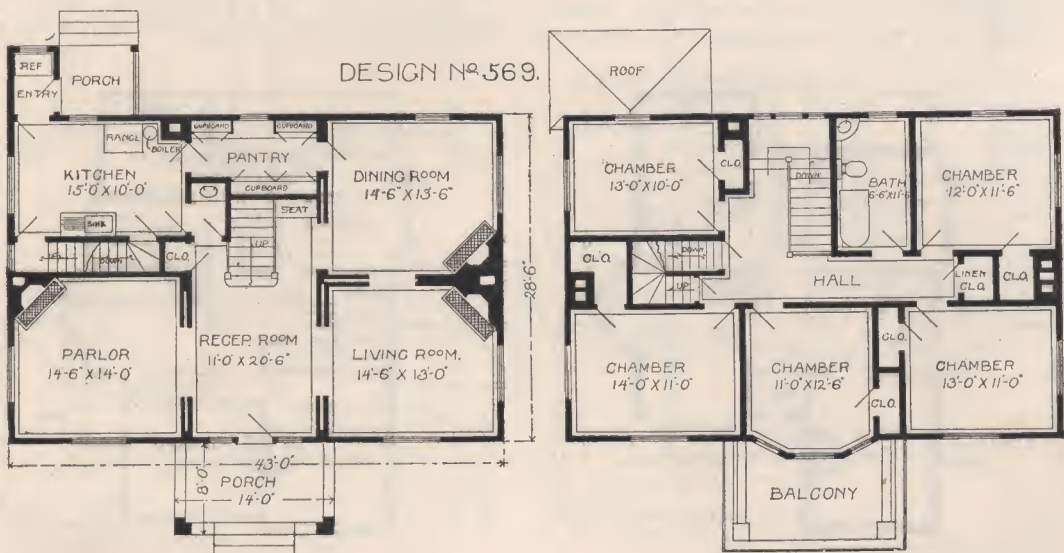
Design No. 569.

In this design we have a Colonial house which has been adapted to cement construction and which has been very popular in Southern states and in California. It has now been found a practical construction for our Northern states and makes, in many ways, an ideal home. This design is especially well adapted to cement construction as it is a solid substantial building without numerous breaks or bays. The plan of the house is strictly Colonial and provides for an exceptionally well arranged nine-room house. Aside from this is a large reception room or hall and bath which are not counted as rooms, and numerous sliding

doors are so provided that any one of the first floor living rooms can be readily shut off when desired.

Were it desirable, the porch could be extended across the entire front of the house. This design is especially well adapted to a corner lot or a very shallow lot. All the usual conveniences are provided in the basement. Hardwood floors are provided throughout the entire house. Hardwood finish in parlor, reception hall, living room and dining room. Balance of finish, pine or poplar.

Cost, \$4200. Width, 43 feet. Depth, 28 feet 6 inches. Height of basement, 7 feet 6 inches. First story, 9 feet 5 inches. Second story, 8 feet 3 inches.





Design No. 570.

This design is a brick and shingle combination and a glance at the plans and picture shows it to be quite a pretentious house. A large porch and good sized vestibule lead into the hall in which is a fireplace and a well designed stairway with built-in seat. Another vestibule connects the carriage entrance and also the first story toilet. A screened opening separates the hall and the parlor, which latter has a fireplace also. The sitting room is situated at the extreme end of the main hall and, with the fireplace, will make a most comfortable room.

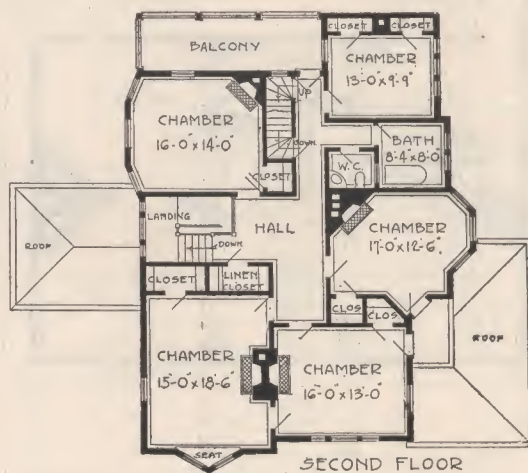
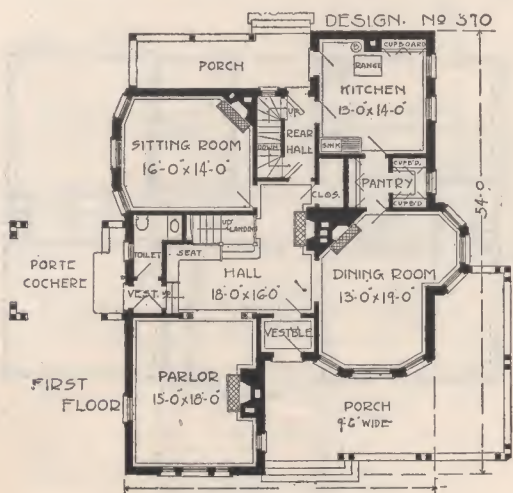
The dining room is large and commodious, has a fireplace and is connected through a good sized pantry with the kitchen. A rear hall gives an entrance to the main part of the house without passing through the other rooms, and to back porch, also.

The second story has five large, well lighted chambers and with one exception, all have fire-

places. Ample clothes closets and a linen closet are provided and a separate bathroom and toilet. The second story hall gives access to a covered balcony in the rear of the house which will serve the purpose of airing bedding, etc. The house has a large attic, now entirely devoted to storage, but in which is space for finishing several rooms if desired.

In the basement is located a laundry with a set of two wash trays and a furnace and fuel bin. The parlor, hall and dining room are finished in oak, with panel wainscot in hall and dining room. The sitting room in red birch. Hardwood floors throughout this story, except sitting room, and in the hall, toilet and bathroom of the second story. House piped for gas and provided with an electric bell at front entrance and in dining room floor.

Cost, \$5500. Width, 37' 9" Depth, 54 feet
Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 8 inches.





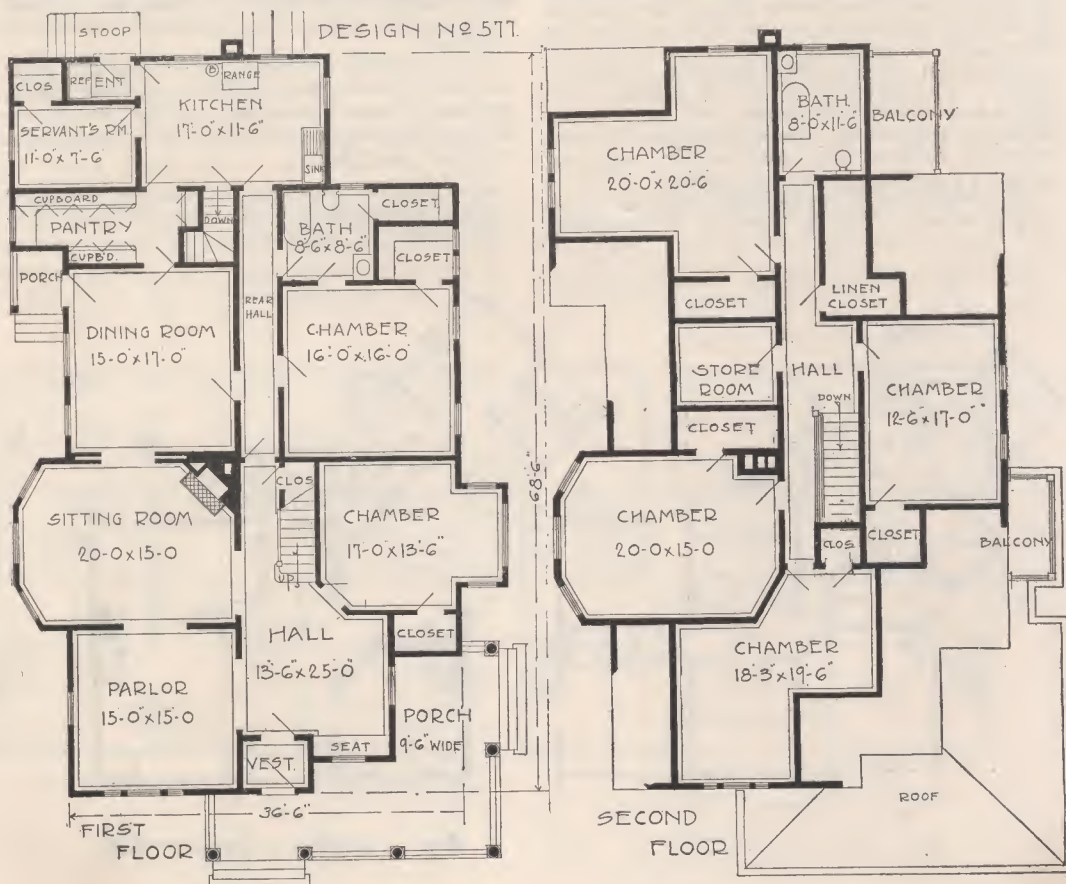
Design No. 577.

This design, though in cottage form, gives quite a large and complete house. The chambers with bath on this floor are desirable features. The kitchen and pantry arrangements are complete and the servant's room well located.

Only the rear portion of basement is excavated in which are placed the heating plant and fuel bins. The balance is given up to storage. This house is to have hot water heat, piped for gas,

wired for electric light, and electric bells provided at front door and in dining room. The finish is quarter sawn oak throughout main rooms and hall, with hardwood floors. Balance yellow pine, natural finish.

Cost, \$4800. Width, 36 feet 6 inches. Depth, 68 feet 6 inches. Height of basement, 7 feet 6 inches. Height of first story, 10 feet 3 inches. Second story, 9 feet. Lowest height second story, 8 feet and 4 feet 6 inches.





Design No. 585.

This house was especially designed for a Southern or California home. For this reason the rooms were made a good size, ceilings high and ample fireplaces provided. In addition to the fireplaces, however, the house is arranged to be heated by a hot air furnace which is installed in the basement with a complete ventilating system.

The reception hall has a handsomely beamed ceiling with wood panels, and also has a paneled wainscoting. Opening off from this on one side is the dining room and on the other the parlor. These rooms could be completely shut off when desired, as sliding doors are provided. The large windows at each side of the fireplace in the parlor are high ones so that book cases can be placed under them. The same arrangement has been

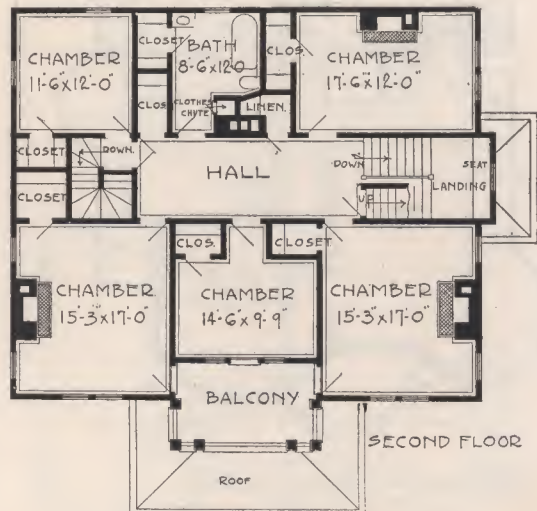
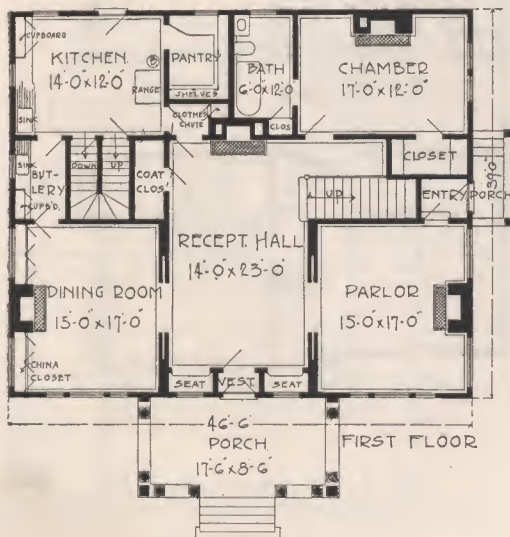
carried out in the dining room where china closets are built in on each side of the fireplace.

The chamber on the first floor with the bathroom in connection is a most desirable feature for elderly people. The entire arrangement is very good, and aside from the butlery, another work pantry with ample shelving, etc., is provided.

Opening off the second story bath is a clothes chute which also has a connection on the first story and which empties into the laundry in the basement.

Finish of the entire house is intended to be of California red wood or Southern pine, though, of course, any other kind could be readily used.

Cost, \$4800 Width, 46 feet 6 inches. Depth, 39 feet. Height of basement, 8 feet. First story, 11 feet 3 inches. Second story, 10 feet 3 inches.





Design No. 586.

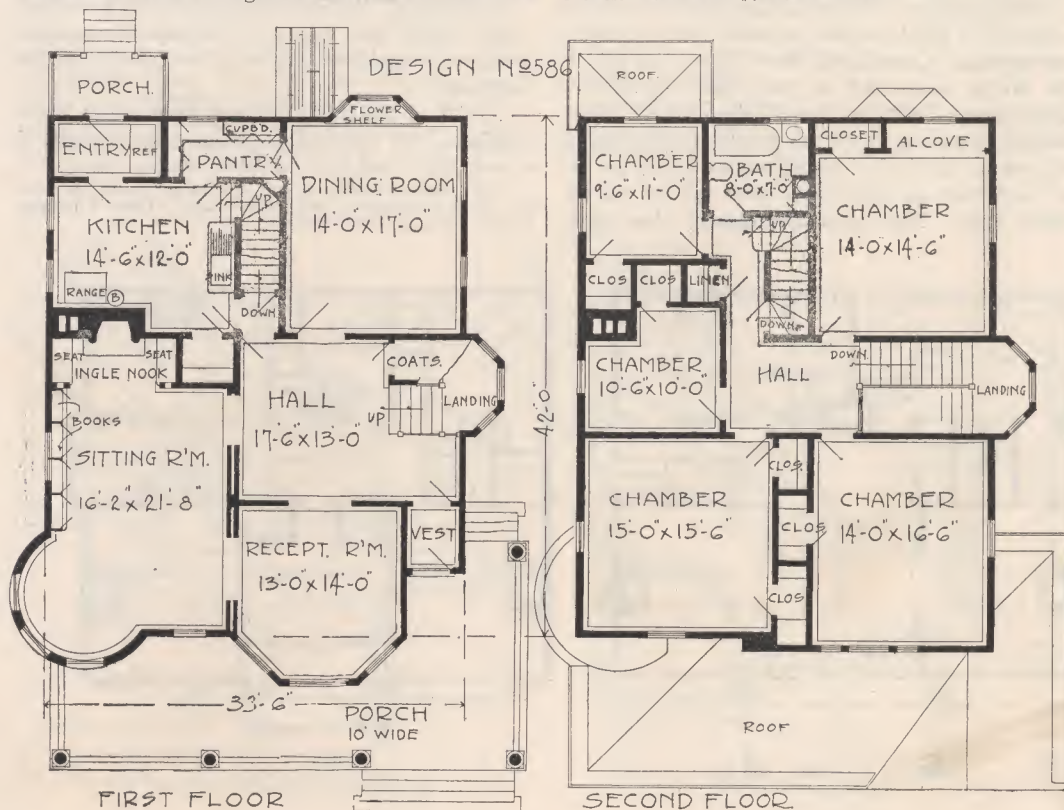
In this design we have a very fair sized house and one that will accommodate a large family, for aside from the five chambers which are arranged on the second story, two more are arranged for in the attic, which is of a good size, and still leaves ample space for storage.

The house is heated by hot water and the first floor is finished in hardwood, except kitchen, with hardwood floors throughout the entire house. The

sitting room with its rounding bay, book cases and inglenook is an exceedingly attractive and home-like room.

All the usual modern conveniences are arranged for in the basement. Finish of the second story pine or poplar.

Cost, \$4300. Width, 33 feet 6 inches. Depth, 42 feet. Height of basement, 7 feet 6 inches. First story, 10 feet 3 inches. Second story, 9 feet 6 inches.





Design No. 595.

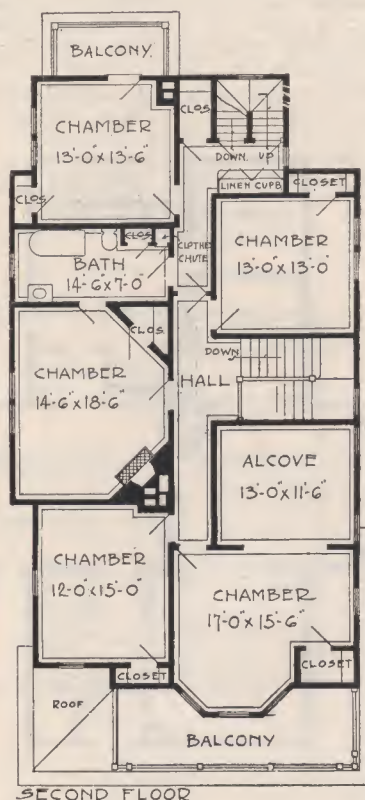
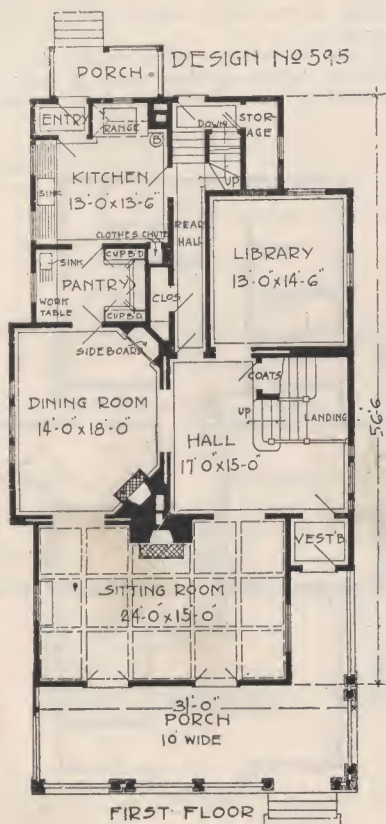
In this design we have a handsomely and richly finished home, especially planned for the entertainment of guests.

The sitting room, with its heavily beamed ceiling and fire place, is a very attractive room. Fire places are also included in dining room and second story middle chamber. Dining room has also a prettily detailed sideboard. Quartered oak finish is intended for hall and dining room, with red birch finish in library and sitting room. Hardwood floors in both first and second stories.

One room is finished off in the attic. A clothes chute is provided from bath to laundry in the basement. The large butlery will be found very convenient, indeed. The finish of kitchen and second story is pine or cypress.

In the basement are found the usual conveniences such as hot air heat, laundry, etc.

Cost, \$5,200. Width, over all, 33 ft. Depth 56 ft. 6 in. Height of basement, 7 ft. 6 in. First story, 9 ft. 9 in. Second story, 9 ft. 3 in.





Design No. 615.

In this design we have rather a large house, there being eleven rooms, most of which are of very good size. The front porch is quite a desirable feature and will always afford ample shade, extending as it does on three sides of the house.

The sitting room has a fireplace and back of this room is a study or den, which is connected with the sitting room by a cased opening, with a grille above.

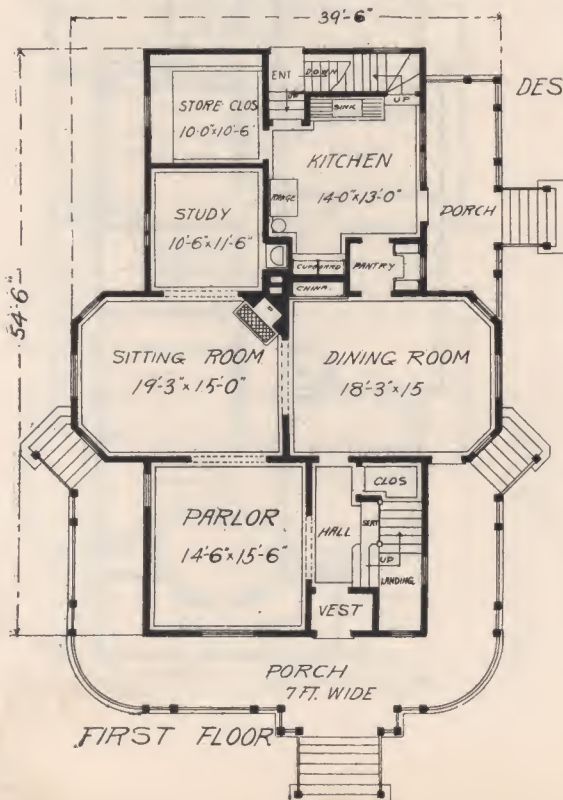
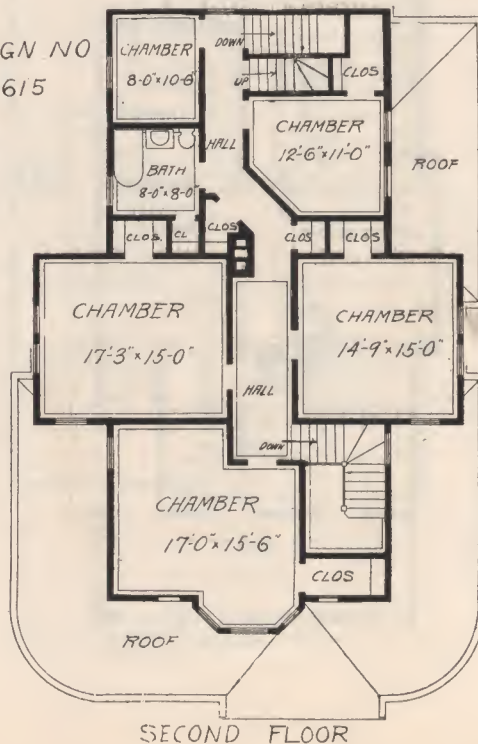
The dining room has a built-in side board and

a complete little butlery separates the kitchen from the front part of the house.

The house is heated by hot water and has a full basement, with laundry and coal bins.

The finish of the house is red oak for the main rooms of the first story. Hardwood floors are included in the hall, dining room, kitchen and bathroom.

Cost, \$3,700; width, 39 feet 6 inches; depth, 54 feet 6 inches; height of basement, 7 feet; first story, 11 feet 3 inches; second story, 10 feet 5 inches.

DESIGN NO
615



Design No. 618.

A generous and hospitable appearing home, built of stone for the basement and first story walls and frame for the second story, finished with shingles. An exceedingly artistic effect can thus be obtained by the use of stain on shingles and the stonework underneath. The porch wall and columns are also of stone and the porch has a cement tile floor. The house is heated by hot water.

The hall is handsomely detailed and has a heavily beamed ceiling. The facings of both the fireplaces are of stone. A columned archway separates hall from sitting room. The columns are fluted posts with Renaissance capitals.

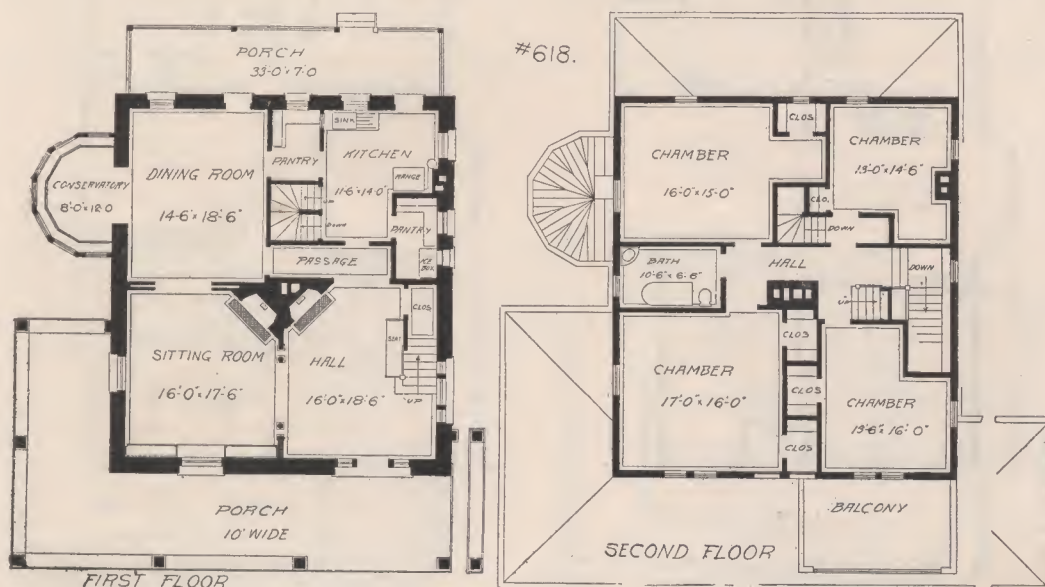
The lover of flowers will find every opportunity to successfully grow the same in the conservatory, where shelves are arranged with heat coils under them. The opening to the conser-

vatory is left showing the stone work of the walls and will thus heighten the artistic effect.

The sitting room is provided with two built-in book cases, which have leaded glass doors. The hall mantel is in English design. Ample room in the attic for one or two more rooms if desired. There are two pantries, fully provided with necessary drawers, bins, etc., and in one pantry it is intended to place the refrigerator, which is so arranged that it can be iced from the outside.

Finish of main rooms of the first floor, white oak with hardwood floors. Balance of house in pine or cypress.

Cost, \$3,600; width, 36 feet; depth, 40 feet; height of basement, 7 feet 6 inches; first story, 10 feet 3 inches; second story, 9 feet 3 inches.





Design No. 620.

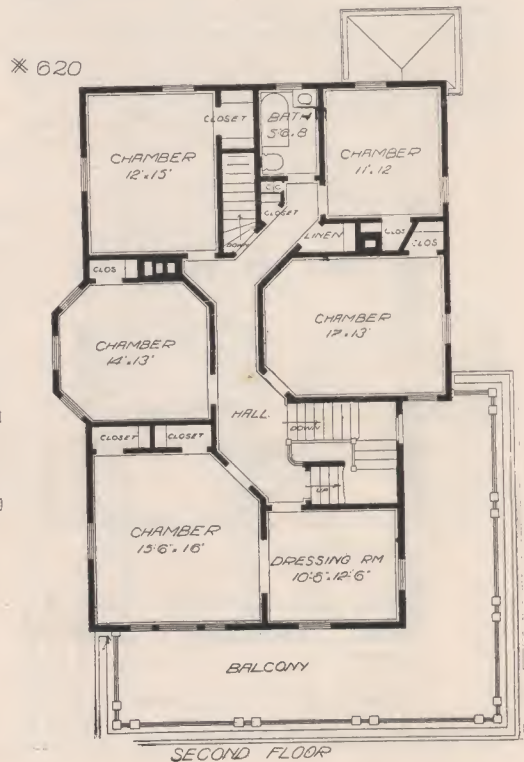
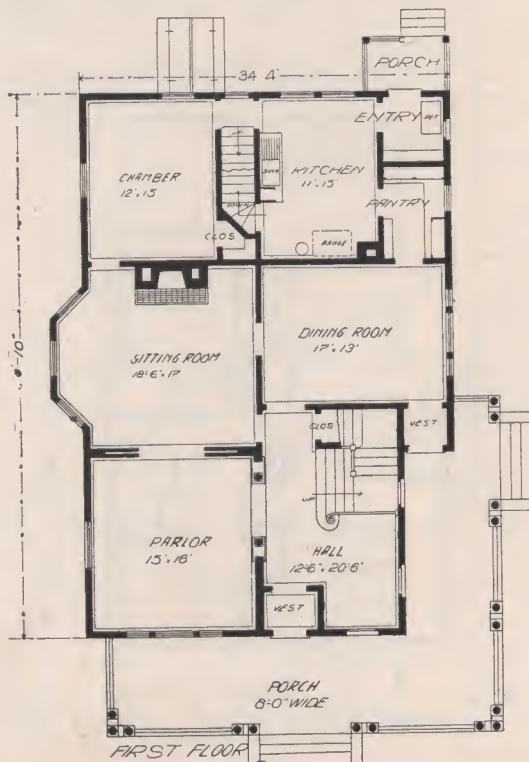
In this house we have quite a large design and one which will accommodate a large family.

The basement contains a built-up cistern and a combination hot air and hot water heater; also laundry and vegetable rooms partitioned off.

The design is semi-colonial and conveys a very hospitable impression. The finish of the rooms is white oak for the parlor and hall and birch in the sitting room and dining room, with

the balance of the house pine or cypress. Hardwood floors are intended over the entire first floor, except the chamber and also included in the second story hall and bathroom.

Cost, \$4,450; width, 34 feet 4 inches; depth, 50 feet 10 inches; height of basement, 7 feet 6 inches; first floor, 10 feet 3 inches; second floor, 9 feet 5 inches.





Design No. 621.

This design is constructed of solid brick walls for the first and second stories, laid on a stone foundation. The window sills and water table are of cut stone work and the window caps and quoins are of brick. The house is well adapted to a warm climate, as it contains a wide hallway, running clear across the house. This separates the kitchen part from the rest of the house and enables a draft to be secured through the hall.

The house is intended to be heated by grates which are provided for nearly every room. Those on the second floor have red pressed brick facings and hearths, the dining room and library Roman buff pressed brick, and the sitting room and hall tile facings and hearths.

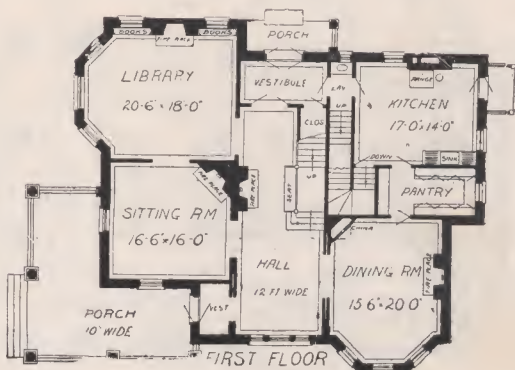
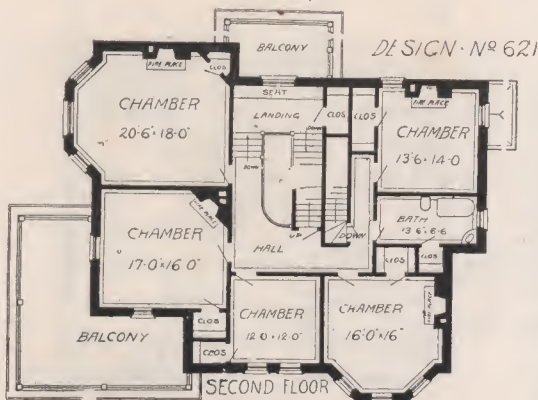
Conveniently located off the hallway and porte-cochere entrance is a lavatory, from which the stairway ascends to the second floor. The

space under the main stair is utilized for a coat closet.

The finish throughout the main portion of the first floor is in quarter sawn white oak; that of the second floor is intended to be pine or cypress, finished in the natural color of the wood. Hardwood floors are included throughout the entire first floor, second-story hall and bath. Ample closets are provided for all the bed chambers.

In the basement, the laundry is finished off and the rest of the space is simply utilized for storage space. It extends under the entire house, with the exception of the sitting room and library. In the attic two bed chambers are finished off and a billiard room.

Cost, \$7,500; width, 44 ft. 6 in.; depth, 53 ft.; height of basement, 7 ft. 6 in.; first story, 11 ft. 3 in.; second story, 10 ft. 3 in.





Design No. 644.

A beautiful Colonial design, having a grand porch, and a central hall entrance, with a large parlor and sitting room opening off at either side. The hall and dining room have heavy beamed ceilings and one entire end of the dining room is taken up by a richly detailed sideboard. The sitting room has a little oriel bay and flower shelf and built-in bookcase.

The vestibule, kitchen, pantry and rear hall have Piclaro mosaic tile floors. The front hall has a parquet floor; quarter sawn white oak floor in the dining room, and red birch floors in the sitting room and parlor. The hall and dining room have a four-foot paneled wainscoting.

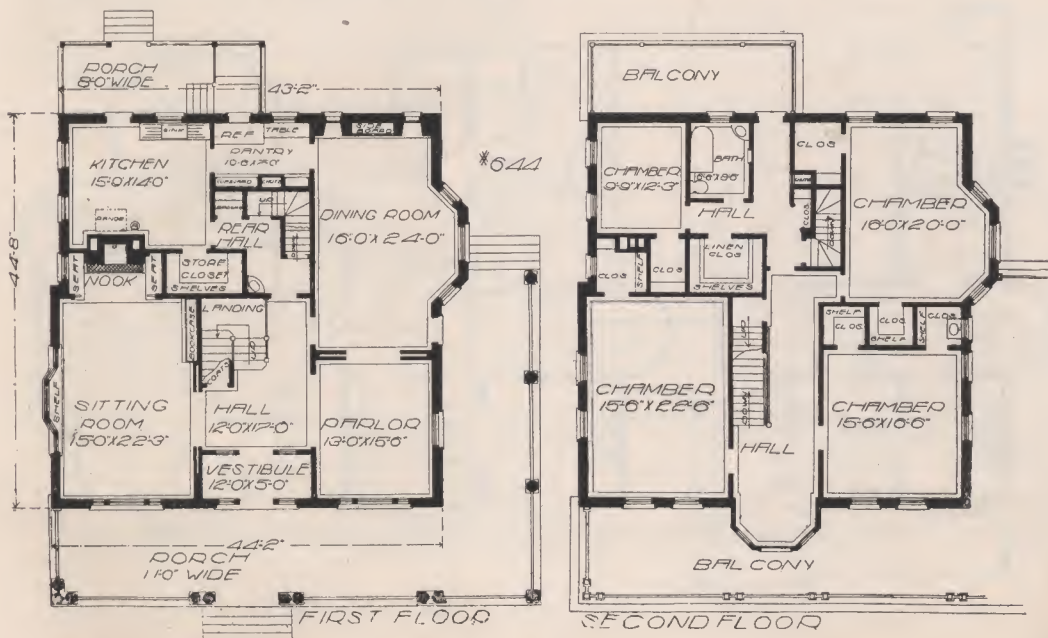
The hall is finished in white oak, the dining

room in Flemish oak, the parlor in bird's-eye maple, and the sitting room in curly birch. The bathroom has a Plicaro mosaic tile floor.

Two rooms finished off in attic. The house is heated by hot water. Laundry and toilet in basement, also vegetable and fuel rooms.

The above photograph was taken just as the building was nearing completion, and before the front steps and porch under pinning were completed.

Cost, \$6,500. Width, 44 feet 2 inches. Depth, 44 feet 8 inches. Height of basement, 8 feet. First story, 10 feet 3 inches. Second story, 9 feet 3 inches. Third story, 9 feet 6 inches.





Design No. 653.

A large and richly finished, hospitable appearing home, in which everything is of the very best material, and nicely detailed. The hall and dining-room have heavy beamed ceilings. Parquet floors in the hall, dining-room, den and library, with paneled wainscoting in the front parlors, hall and dining-room.

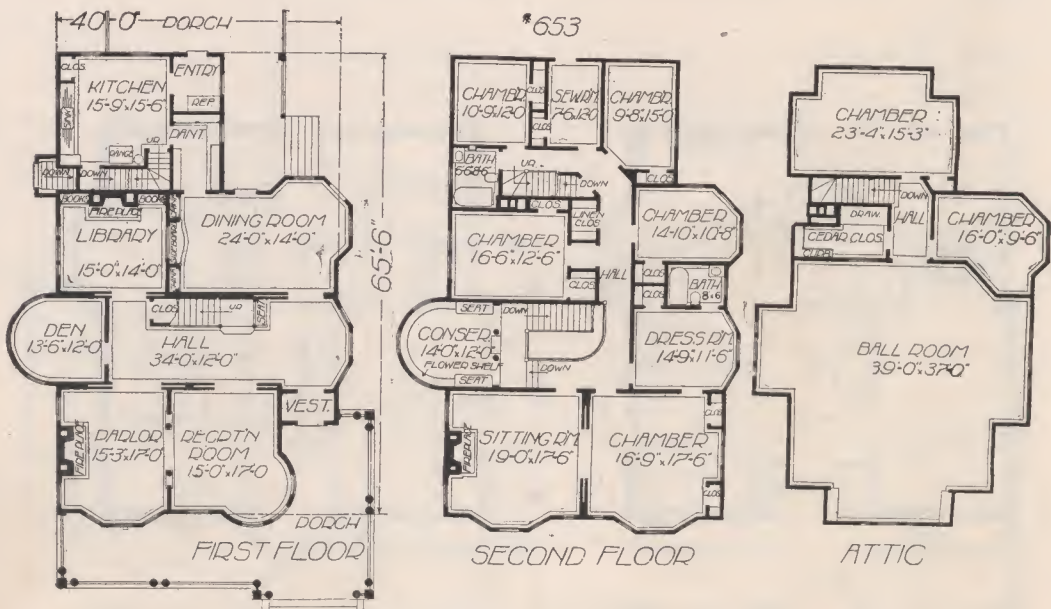
The dining-room has a nicely detailed side-board and china cases. There is a columned archway between the two front parlors.

Over the main staircase landing is a conservatory and the third story is fitted up for a

ball-room and has two servant's rooms finished off.

The house is heated by hot water, has a laundry and the usual conveniences in the basement. quarter sawed white oak in the library, hall and den, Flemish in the dining-room, birch in the two front parlors. The balance of the finish is in pine.

Cost, \$8,750; width, over all, 52 feet 3 inches; depth, 65 feet; height of basement, 8 feet 6 inches; first story, 10 feet 3 inches; second story, 9 feet 3 inches; third story, 10 feet





Design No. 663.

This house has a full basement, with cemented floor, combination hot water and hot air heater, finished laundry, large vegetable room, with swinging and built-in shelves; also coal rooms.

On the first floor, the main feature is the reception room and sitting room, which are connected by a large columned archway, thus forming practically one room. In the sitting room is a handsome fireplace, with bookcases built in at each side.

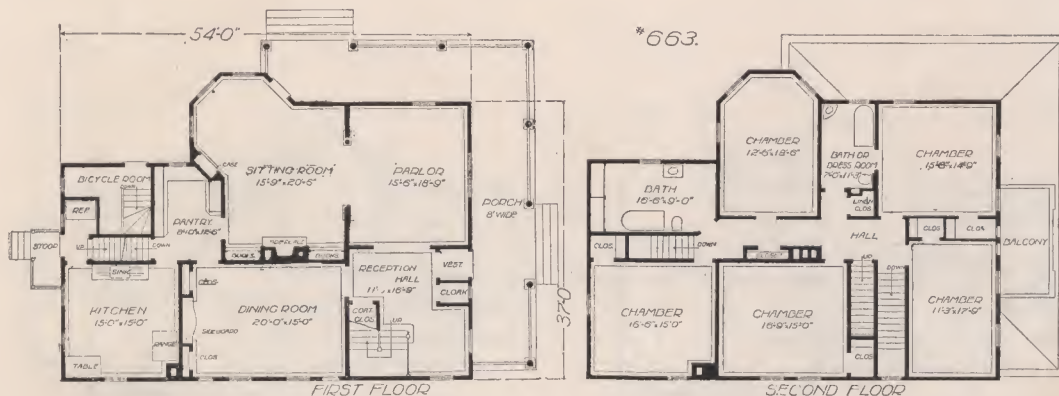
The dining room has two little closets for the nicer china; also a handsome built-in sideboard. There is also included a large butler's pantry, which is complete with cupboards, flour bins, etc. A refrigerator entry and bicycle room are also provided.

The dining room has a paneled wainscot. White oak finish is used in the main rooms of the first story, with hardwood floors.

The staircase is nicely detailed. The second floor rooms are all of good size. There is ample space in the attic for one or two more rooms if desired. There are hardwood floors in the second story hall and bath.

The finish of the balance of the house is of pine or cypress. Siding is used on the exterior, first and second stories, and shingles in the gables.

Cost, \$4,700; Width, 47 ft; Depth, 54 ft.; Height of basement, 7 ft. 6 in.; First story, 10 ft. 3 in.; Second story, 9 ft. 3 in.





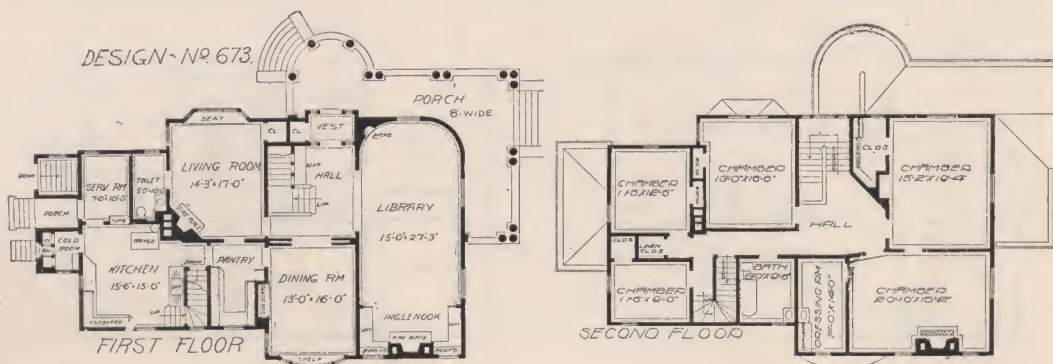
Design No. 673.

A plain but substantial appearing design. The hall with its specially treated stair case running up over the vestibule and the immense living room clear across the front are the chief features of the interior of the design. The ground floor bed room, back of hall, would make a handsome library and the private toilet room off same would not come amiss. The dining room is a very pretty apartment with a wide swell window at the end. The window sill here being quite wide in the center and about four feet above the floor, makes of this a beautiful flower window. The rear porches of both the first and second stories are screened in, making very pleasant features for summer. The basement is complete, with laundry, large drying room, store room, vegetable cellar, servants' toilet room, coal bins, etc. Combination hot water and hot air heat. The attic is unfinished, but several good rooms could be secured, if desired.

The foundation and porch walls and steps are of stone, the porch floor of cement. The entrance being on the side makes the design especially adapted to a corner. Off the kitchen is a cold room for food supplies. In this room is a built-in tile-lined refrigerator, iced from the outside. The living room has a handsome fireplace, and this room is made still more pleasant by the bay with seat. Conveniently located off same is a toilet room.

The library contains a richly detailed inglenook which extends across one entire end of this room and has built-in seats and bookcases. The finish of the rooms is in quartered oak, birch and Georgia pine; hardwood floors entire first and second stories.

Cost, \$5,700; width, 36 feet; depth of main building, 57½ feet; height of basement, 8 feet; first story, 10 feet 5 in.; second story, 9 feet 7 in.





Design No. 684.

A luxurious home. The first story is stone, second story shingles. A full basement under the entire house with stairway leading to same under main staircase, as well as under rear stair, is planned. Access is thus given to a handsome billiard room in the basement, under dining room. Under the stairs is a gentlemen's toilet. At the rear, there is a vegetable room, laundry, fuel rooms, etc.

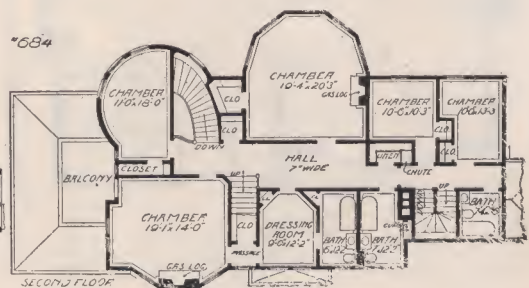
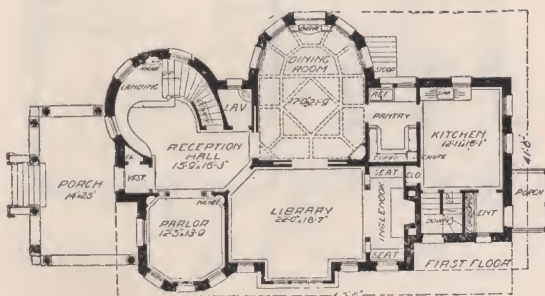
Dining room is very handsome, with its beamed ceiling, handsome sideboard, etc. Two good rooms can be secured on the third floor.

The walls of the porch and the corner columns are of stone, the porch steps and buttresses are also of stone, and the floor of cement tile. The reception hall has a richly detailed staircase, the landing curving off into a seat. A columned archway separates the reception hall from the parlor. Conveniently located off the

hall is a lavatory. The large library is made a most attractive room with its bay and inglenook. The pantry contains a built-in refrigerator which is iced from the outside. A clothes chute is arranged from second story to laundry. On the second story are five chambers, a dressing room and three bath rooms. Two of the chambers are provided with gas logs. Some expense could be saved by cutting out some of the plumbing or another chamber could be obtained by using the dressing room and private bath.

The finish is of the best, hardwoods being used in main rooms of the first story with hardwood floors.

Cost, \$6,500; width of main part, 32 ft., extension of dining room bay, 10 ft. 6 in.; parlor bay, 3 ft.; depth, 63 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 10 ft. 3 in.; second story, 9 ft. 3 in.





Design No. 688.

The rapid increase and growing popularity of women's clubs, not only in the larger cities, but in the smaller communities throughout the country, has made the question of the proper home for these organizations of primary importance.

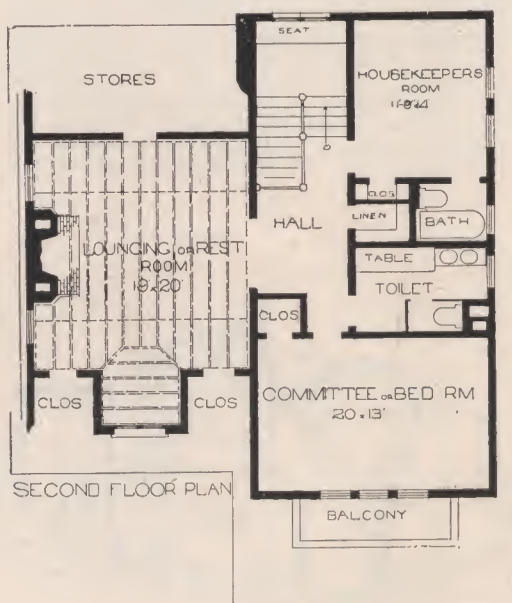
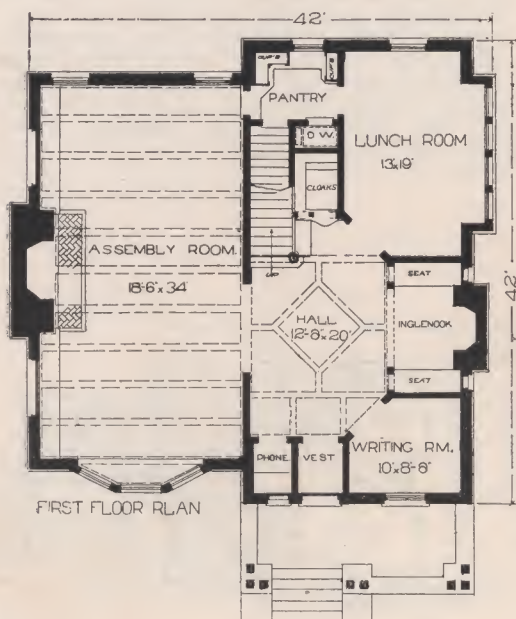
This entire building can be built of frame, but the design has been made with reference to the use of brick for the first story, with foundations and trimmings of stone. Then, in the second story and in the gables, a combination half timber, plaster and shingle effect, which results in a very effective color combination, and gives a design that is not only practical, but will "wear" well.

Entering the building, we find ourselves, after passing through the vestibule, in a most attrac-

tive reception hall, with the staircase leading to the second floor directly in front, while at one side is arranged a little space for a check or cloak-room. At the left, through a wide archway, is the main assembly room of generous proportions, about 19x35 feet in size, while on the right, is a most attractive "ingle-nook."

On the second floor is a splendid lounging room, committee room, toilet room, etc. The kitchen would, of course, be located in the basement, and is well lighted and practical in its arrangements.

Cost, \$4,000; width, 42 feet; depth, 42 feet; height of basement, 7 feet 6 inches; first story, 10 feet; second story, 8 feet; lowest height second story, 5 feet.





Description No. 689.

This is rather an elaborate combination stone and frame residence, but one very complete and possessing almost every convenience that can be thought of. The stone work of the first story is "Random" work, second story to be shingled.

The dining room and living room have beamed ceilings and the hall and inglenook have panelled wainscotting.

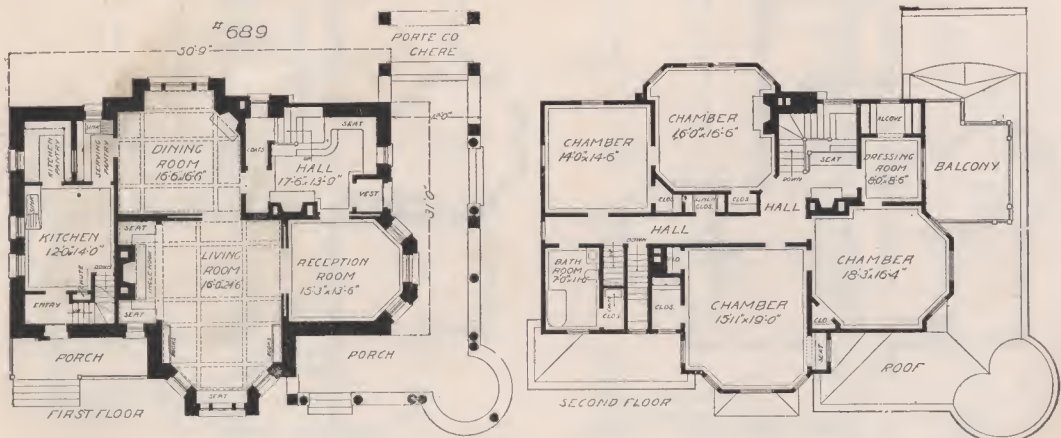
The basement extends under entire house, with laundry, servants' toilet, fuel bins, etc. In the attic there are two rooms finished and space for another.

The mantel in the hall is of unique design and has a massive broad iron hood projecting over it, giving a very handsome and unusual

effect. Window seat in living room and dining room is very unique and the whole effect of the interior treatment is "Old English."

The kitchen arrangement is very complete, as a large pantry is provided in addition to the serving pantry. This latter contains a copper sink for silver. A clothes chute is built in from bath room to laundry. The living room is a fine room with its inglenook, bay and bookcases all richly detailed. The finish of the main rooms would be in hardwood with hardwood floors.

Cost, \$6,100; width, 31 ft.; projection of living room extension, 10 ft. 6 in.; projection of dining room extension, 3 ft. 6 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.





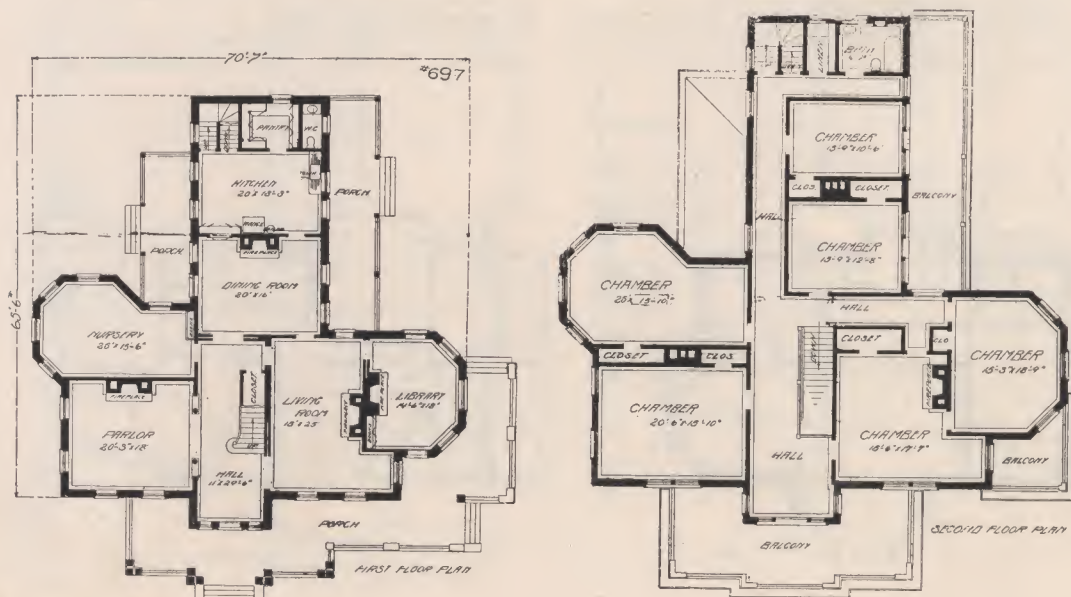
Design No. 697.

This design for a brick house is specially adaptable for a ranch or for a country home, for as is readily seen from the plan, there is considerable ground area covered by the projecting wings. The house is quite large and the apartments spacious and the plan has many attractive and unusual features. The dining room has the advantage of a fine circulation of air, having openings on each side onto the porches. The kitchen is well removed from the main part of the house, a desirable feature.

The house is very complete with plumbing and

other modern features. There is a full basement under the entire house, and a brick wall runs through the center of same. Hot air or hot water heat is intended. There is a large attic or third story, where rooms could be finished off, if desired, though none are provided for in the plans.

Cost, including steam heat, \$7,800; width, not including nursery or library bay projections, 55 ft. 6 in.; depth, not including front hall projection, 65 ft. 6 in.; height of basement, 7 ft.; first story, 10 ft. 9 in.; second story, 9 ft. 9 in.



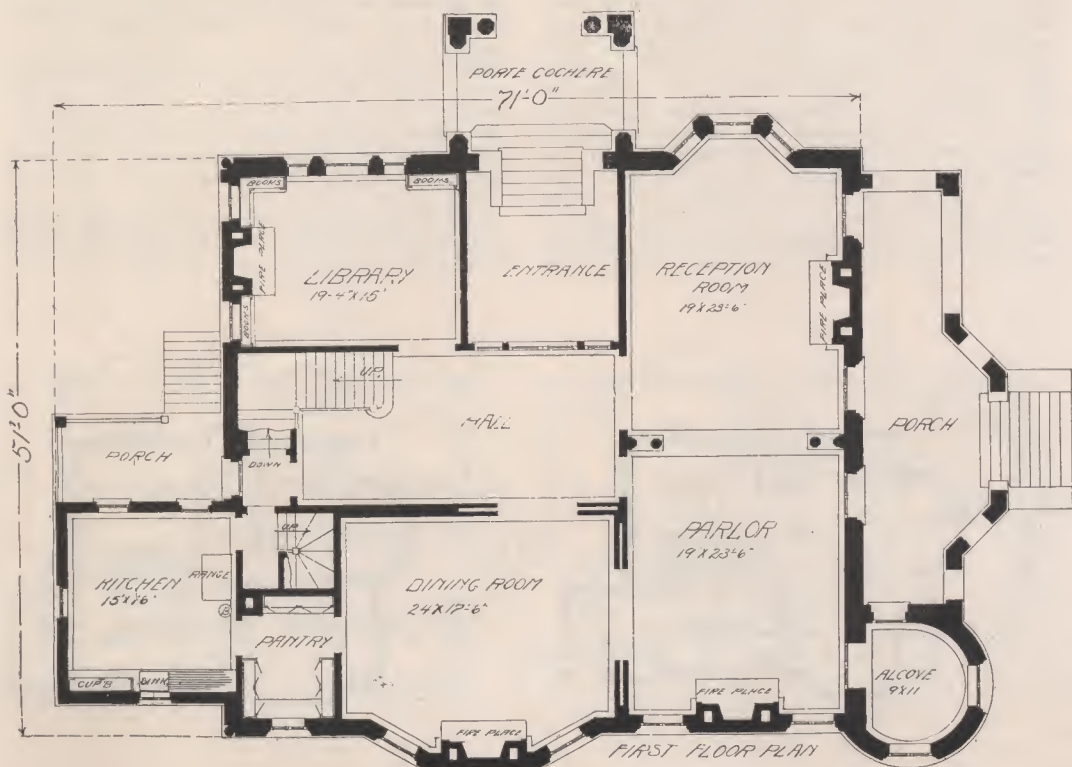


Design No. 700.

This design was intended for a wealthy gentleman's residence in some of the warmer climates, like China, Mexico or the West Indies. The construction is almost entirely of stone, brick and metal. The roof is to be of tiles. There is considerable ornamentation on the house, for in most of these countries, labor is cheap and ornamentation does not usually involve the expense it would in America. The apartments are all large and airy, the ceilings being unusually high.

The second story contains four large bed chambers with dressing rooms attached and two bath rooms. The third floor contains a ball room, billiard room and four bed rooms. Servants' quarters and stable to go with the house are in separate building.

Cost, based on cheap labor, as above stated, \$15,000; height of basement, 6 ft. 4 in.; first story, 13 ft. 3 in.; second story, 12 ft. 3 in.; third story, 8 ft. 3 in.





Design No. 703.

One glance at this design suffices to show us that we have here an elaborate and luxurious home. An examination of the plans discloses the fact that nothing, which tends to make a home complete, has been omitted. Passing through the vestibule, the spacious hall, with hardwood floor and white oak finish, is entered. From here a nice view of the reception room, finished in imitation of mahogany, is obtained. Separated from the hall and reception room by sliding doors, is the living room, finished in white oak. At the farther end of this room is the fire place and handsome mantel adding to the air of comfort, which prevails in this room, while back of this room is a not common and pleasing feature, the "den," finished in birch, in imitation of mahogany.

Back of the hall is the dining room, very large and having a china closet and side board built in, the scheme taking in the entire side of the room, being very handsome and adding much

to the beauty of the room. White oak is the finish and hardwood floors are intended throughout the first and second stories.

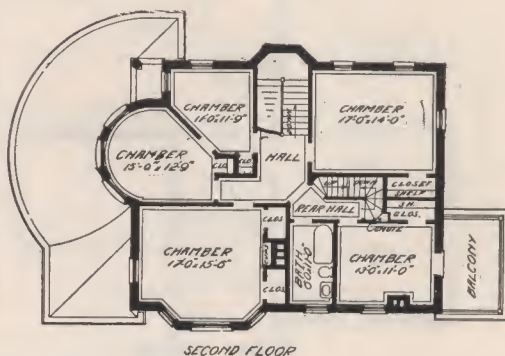
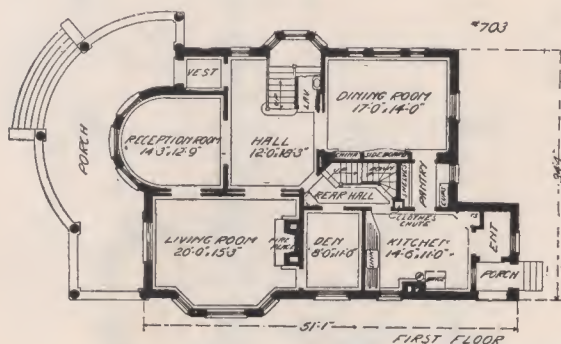
To reach the kitchen, one passes through a very complete little pantry, in which the refrigerator need not be placed, unless desired, as there is space for same in the entry at the rear.

The bedrooms and bath on the second floor are spacious. There are no rooms in the attic, though same could be readily secured there, if desired.

There is a full basement under the entire house, which has a cement floor and in which are laundry, vegetable cellar, fuel rooms, etc. Hot water heating apparatus is provided for.

The exterior is intended to be of brick veneer, with slate roof.

Cost, \$6,000; width, 34 ft. 4 in.; depth, 51 ft. 1 in.; height of basement, 7 ft. 6 in.; first story, 10 ft. 9 in.; second story, 8 ft. 9 in.





Design No. 707.

A colonial design in brick. As one enters the hall, he is tempted to go no farther. The seats in the ingle nook at the rear entrance and the soft glow of the fire in the grate is so pleasing. However, as the sliding doors between the hall and library are open and he catches a glimpse of that comfortable room with open fire place and handsome mantel, it is with pleasure that he enters this room. Nor is he disappointed. The circular bay admits a flood of light, which shows the birch finish, in imitation of mahogany, to good advantage. Built in book cases are arranged here and the impression received of the entire house is one of hospitable comfort and luxury. The dining room has a pretty window seat and china closets at either side, the finish here being white oak.

Passing back into the hall, through sliding doors, which separate the dining room from same, the visitor observes what before he failed to notice, the two tasty little seats arranged on either side of the vestibule. The finish of the hall is white oak and the floor is of hardwood. The handsome inglenook and panelled wainscot add much to the general effect of this apart-

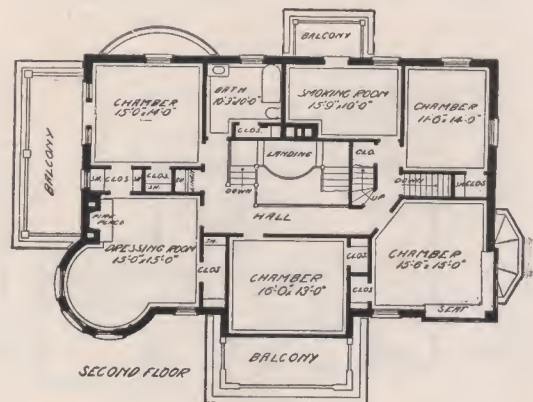
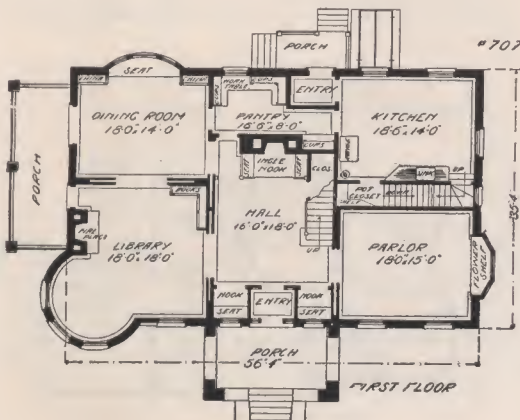
ment. The parlor is also a very handsome room and is finished in white enamel.

A general survey of the remainder of the rooms on the first floor show the kitchen and pantry to be of good size and the entry off kitchen to be sufficiently large for the accommodation of a refrigerator. Also that direct access from pantry to front door, without passing through any of the rooms, is obtained, which in a residence of this size, especially, is a rather important matter.

The dressing room, over library, is one of the most pleasing features of the second floor plan, having a fire place and the advantage of the circular bay. The smoking room, at the rear, is also a very cozy and attractive apartment. On the third floor, the "tower room" is the main feature, though three smaller bedrooms and room for storage are also secured.

In the basement are laundry and fuel rooms and a hot water heating apparatus is provided.

Cost, \$7,300; width, 56 ft. 4 in.; depth, 35 ft. 4 in.; height of basement, 7 ft. 6 in.; first story, 10 ft. 3 in.; second story, 9 ft. 3 in.





Design No. 710.

The impression one receives on first looking at this design is that it is not only a comfortable and hospitable home, but practical and economical in its exterior design, as well as interior arrangement. It is certainly a desirable home for a large family and there is little that can be thought of in the way of comforts and conveniences for living that will not be found incorporated in it.

In the reception hall, there has not been forgotten the open fire place to greet one with its cheery warmth, upon entrance. The staircase comes into view from behind the mantel, giving an exceedingly pretty effect and the triple case-ment window on the landing of staircase is seen, when one fairly enters into the apartment.

The library would make a very nice ground floor bedroom in case of sickness, as there is a good closet for same and the ground floor bath, off the rear hall, is convenient of access.

The conservatory, which could be a nursery or child's room opens off this library and the rear hall as well. In addition to this, there is quite a large store room or hall, as there is a glass door opening from same directly onto the rear porch. If this were not desired, it could be omitted and the bathroom put in its place, enlarging the conservatory to nearly double its

size, making a very nice room of same, which would serve admirably for a ground floor bedroom, without using the library for this purpose.

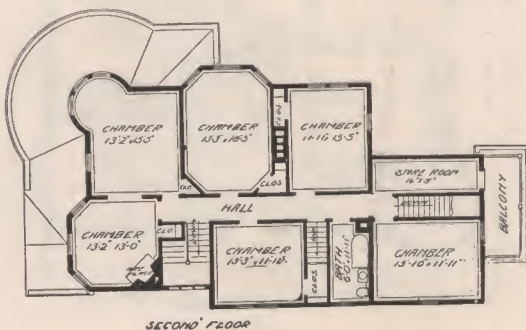
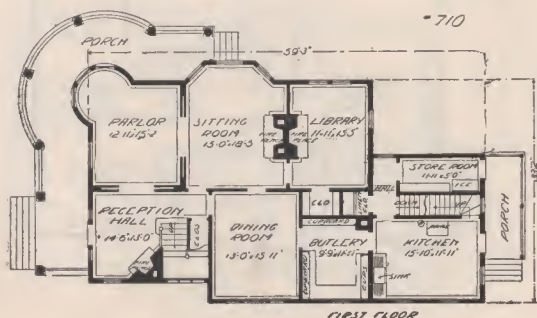
The plan of the second story is shown on the sketches and if more than five bedrooms were desired, the rear portion could be carried up two stories and two additional rooms secured, without much additional expense, making seven bedrooms on the second floor, besides the bath and without taking into account the three rooms, which could be secured in the third or attic story, if desired, and still leave fair storage room.

The finish of the house is intended to be of pine or cypress or poplar, excepting the hall, which is specified to be of ash.

A hot air furnace is provided, though for so large a house as this, it would be policy to use hot water or steam, which give more positive results.

There is a laundry, with cistern under, in the basement, with requisite fuel bins, etc., the basement extending under the entire house.

Cost, \$4,700; width, not including bay window projection, 33 ft. 2 in.; depth, 59 ft. 3 in.; height of basement, 7 ft. 6 in.; first story, 9 ft. 3 in.; second story, 8 ft. 3 in.





Design No. 724.

This design is for a rather large house and is very nicely finished and makes a very complete home. Especially attractive are the reception hall, staircase and parlor, which are richly detailed. As the large sitting room is connected to the hall by a columned opening, it throws practically the entire front of the house into one apartment. Provision is made off the den for a "dark room," a convenience for the amateur photographer.

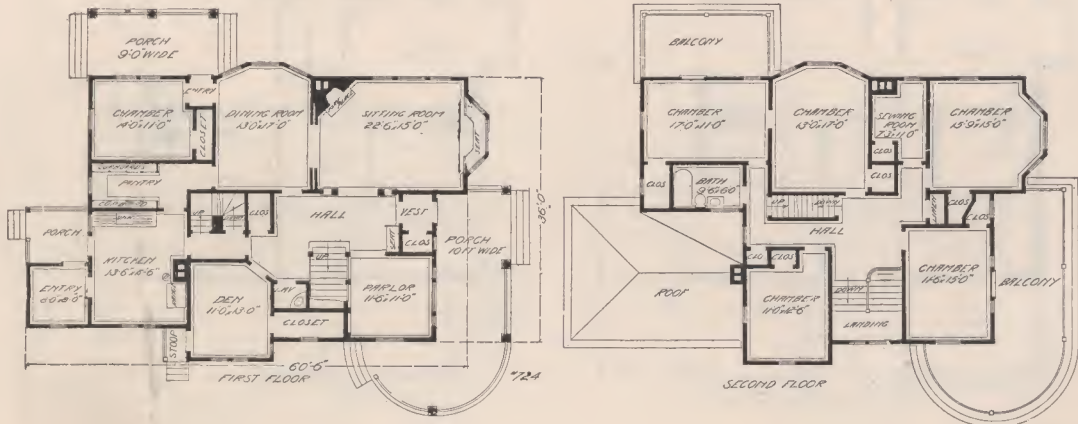
The second floor gives five large chambers, besides bath and sewing room, and in the attic is finished off a servant's room and another

larger room, to be used as a play room, which could, of course, be used as an additional chamber.

The finish of the main rooms of the first story is in red birch with the exception of the hall and parlor, which is of oak. Parquet floors are intended in the main rooms of the first story.

The basement provides vegetable and coal rooms, laundry and hot water heating apparatus.

Cost, \$5,500; width, 36 ft.; depth, 52 ft.; height of basement, 7 ft. 6 in.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in.





Design No. 737.

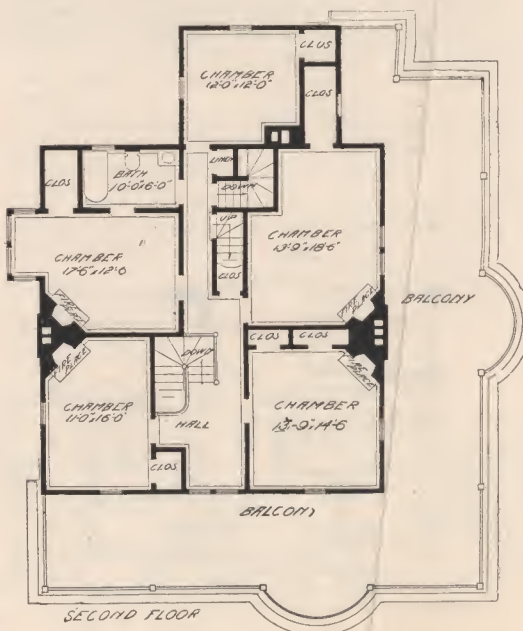
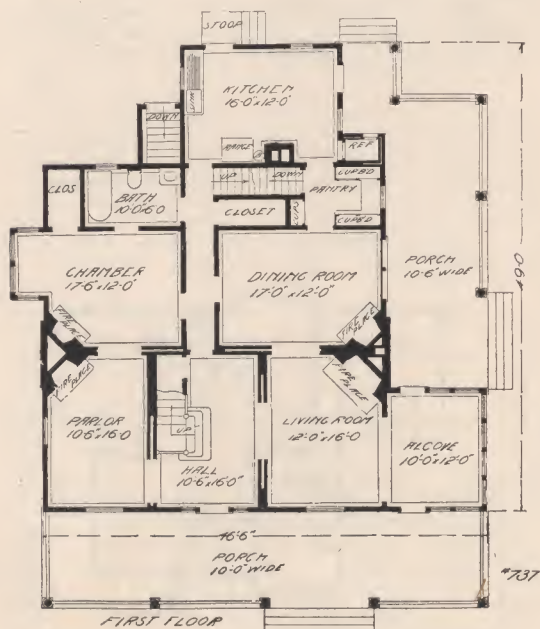
This is a large residence and one which has many advantages of arrangement. The chamber on the first floor and private bath need not be used for that purpose unless desired. A most admirable arrangement would be to omit the bath and closet and throw all the space together, making of it a library, in which the bay would come about in the center, or a fine office, if the owner desired to transact business at this home. The magnificent front and side porches would be found especially delightful and these can be connected by the omission of the alcove off living room, which is a sort of a "sun parlor."

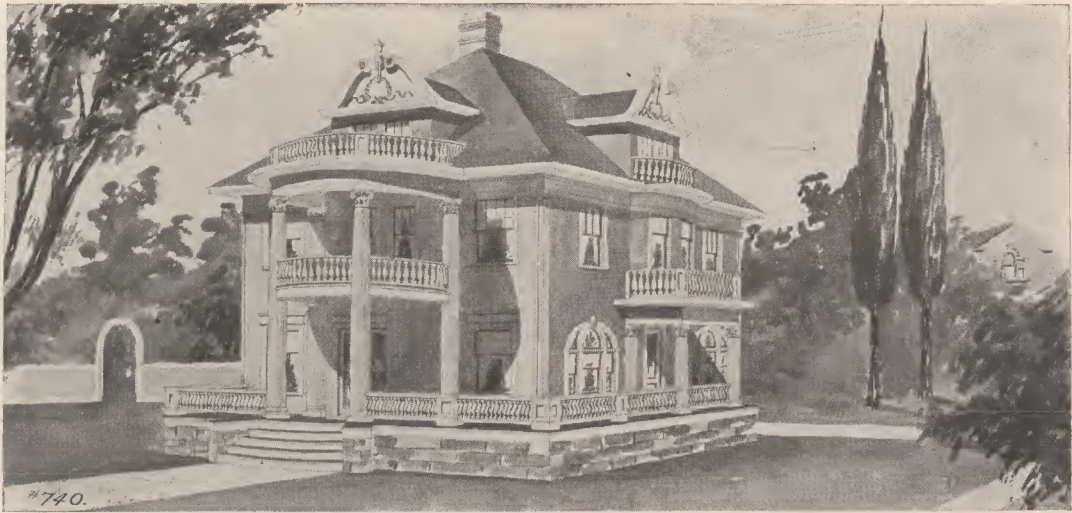
There is a full basement under the entire house, with the exception of kitchen portion, which is unexcavated, and steam heating apparatus is

provided. There is a large and completely fitted up laundry in the basement also. The third floor is reached by a stair case from the rear hall and is unfinished, the water supply tank located there being supplied directly from the roof by gutters half way between cornice and ridge. There is space to finish two or three rooms in the attic, if desired.

The first story is intended to be clapboarded and shingles used on the second story and in the gables.

Cost, \$4,100; width, including the side porch, 46 ft. 6 in.; depth, 49 ft.; height of basement, 7 ft.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in.





Design No. 740.

This attractive colonial design has many pleasing features of both exterior and interior arrangement. It is a substantial house, in every way and the interior is most richly and effectively finished. Upon entering, the hall is found to be the main feature of the first floor and an exceedingly effective apartment it is. There is a handsome panelled wainscot, five feet high, running clear around this room and in around the ingle nook, which is also richly finished, the seat ends being prettily carved. Then the richly beamed ceiling of the hall is another distinctive feature of this apartment. The wainscoting and beaming being done in quarter sawn Old English Oak, making the apartment stunning indeed.

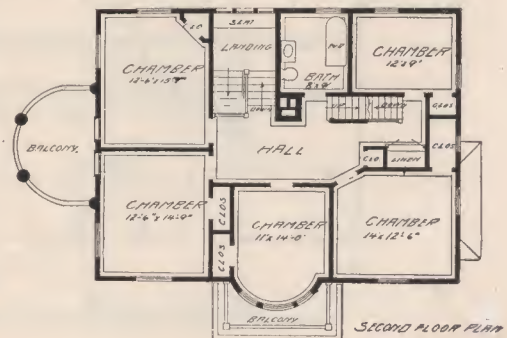
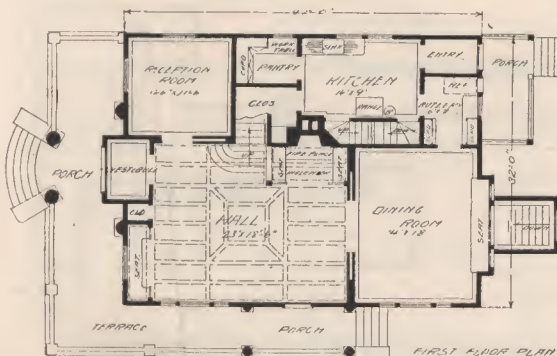
Back of this magnificent hall is the dining room, which is most beautiful and which has a wainscot, five feet high, capped with a plate shelf. The staircase is easy of ascent and has handsome wainscoting running up the sides of same. Of course, this fine finish can readily be omitted and

the cost of the house be considerably reduced, but if one can afford it, it is the source of a great deal of satisfaction to have one's home thus handsomely finished.

There is, of course, a full basement, under the entire house, with hot water heating apparatus provided. In the basement, there is also a very completely equipped laundry, servants' toilet, etc. The outside cellar entrance is at the rear and instead of the supporting posts in the basement to carry the girder that supports the floor, there is a brick wall running through from front to rear. This could be omitted and the posts substituted, if desired, at a slight saving in cost.

Plain hardwood floors are provided for the first and second story. There is good space in the attic for finishing two good sized rooms, if desired, still leaving ample space for storage, etc.

Cost, \$4,200; width, 32 ft.; depth, 42 ft.; height of basement, 7 ft.; first story, 10 ft. 3 in.; second story, 9 ft. 3 in.





Design No. 744.

To those who admire simplicity and substantiality, this design will appeal strongly. The simplest and plainest lines are used in the composition of the exterior and give not only an artistic but very pleasing effect. The massive corner posts of the porch, panelled frieze, wide plain frieze and simple cornice line are the principal features of the exterior, and in many of the charming suburbs of our leading cities will be found designs of this general character, nearly all of them being of recent erection. The massive corner posts of the porch are panelled in wood. The exterior covering of the first story is of clapboards or siding laid in alternate courses, one wide and one narrow course. Above the belt course and window sills of second story, siding is laid in narrow widths, giving a very pleasing effect.

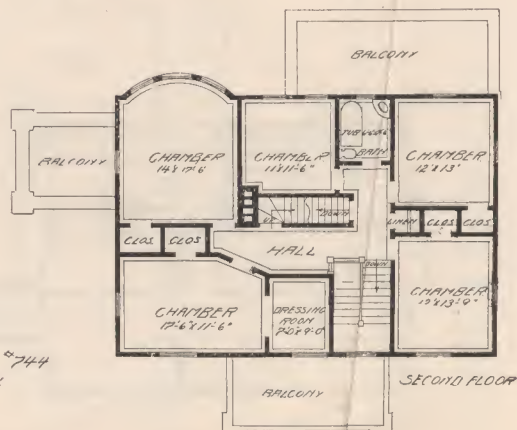
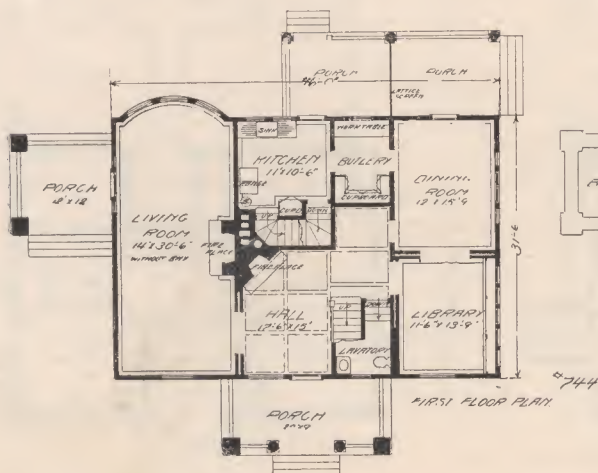
The interior of the design speaks for itself. The ceiling of the hall is handsomely beamed and sliding doors separate it from the parlor, on one side, and the library on the other. Going down four steps under the main stairway, we are brought to a commodious lavatory, containing a

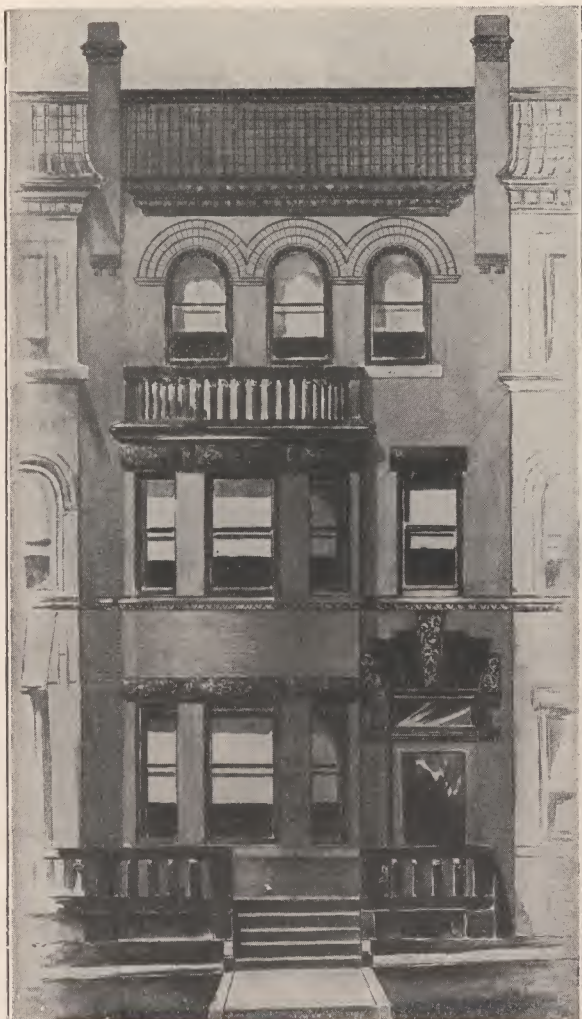
water closet and wash basin, bringing this convenience in a most accessible and yet retired location.

There is a full basement extending under the entire house, and a hot water or steam heating apparatus is contemplated by the plans, with indirect radiation in main hall, this warm fresh air being drawn to every corner of the house by a special ventilating system, arranged for in the plans. The basement has a cement floor, and in same is a complete laundry with cistern under, and set wash trays provided. There is also an entrance from the laundry to the rear lawn.

Hardwood finish, oak or birch, is intended for the hall and library. The parlor is to be in white enamel. There is a spacious attic, and, although no rooms are planned to be finished off there, two or three small rooms could be secured, if desired, though the ceiling will be pretty low, unless the pitch of the roof is increased.

Cost, \$4,100; width, 46 ft.; depth, 31 ft. 6 in.; height of basement, 8 ft.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in.



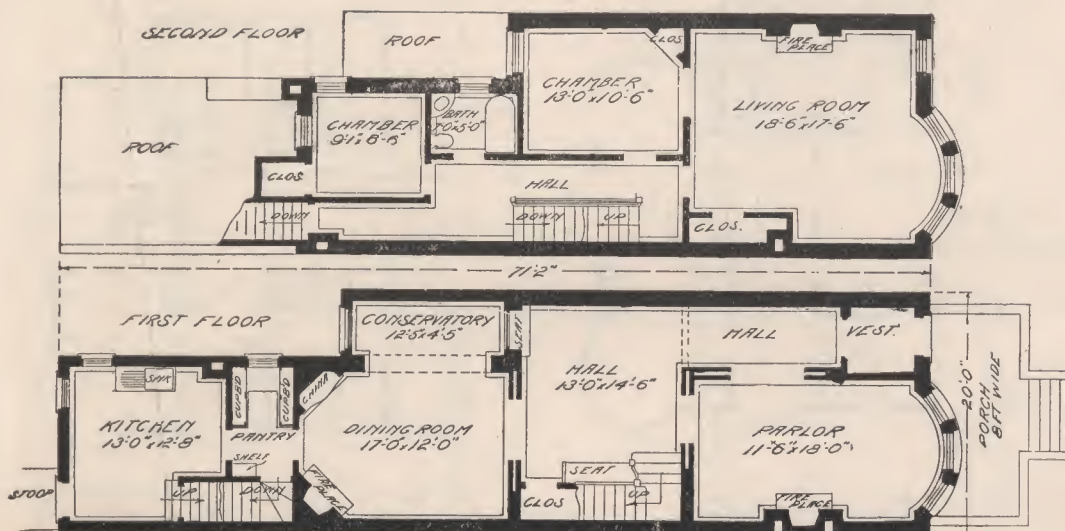
**Design No. 757.**

A city house for a twenty foot lot and of solid brick construction is here shown. The trimmings are of brick and the exterior lines are all simple, giving a dignity most desirable in this style house, where elaborate ornamentation would be most inappropriate. Expense has been most carefully looked after in this design and it would be difficult to plan a more complete or attractive design, location considered, for this amount of money. The lighting problem has been most satisfactorily solved, by placing a glass roofed conservatory off the dining room, thus giving light to the hall and dining room, the only rooms without outside windows.

If a "party" wall could be arranged with adjoining owners, more width could be obtained. The side and rear walls are of common brick. Fewer fireplaces and chimneys would reduce the cost.

The parlor, hall and dining room are finished in oak. Either hard oil finish or paint may be used on second and third floors. These two floors are alike in plan, except on the third floor, a linen room takes the place of the bath room. Complete basement.

Cost, \$5,000; width, 20 ft.; depth 71 ft. 2 in.; height of basement 8 ft.; first story 10 ft. 3 in.; second story, 9 ft. 3 in.; third story, 8 ft. 9 in.





Design No. 768.

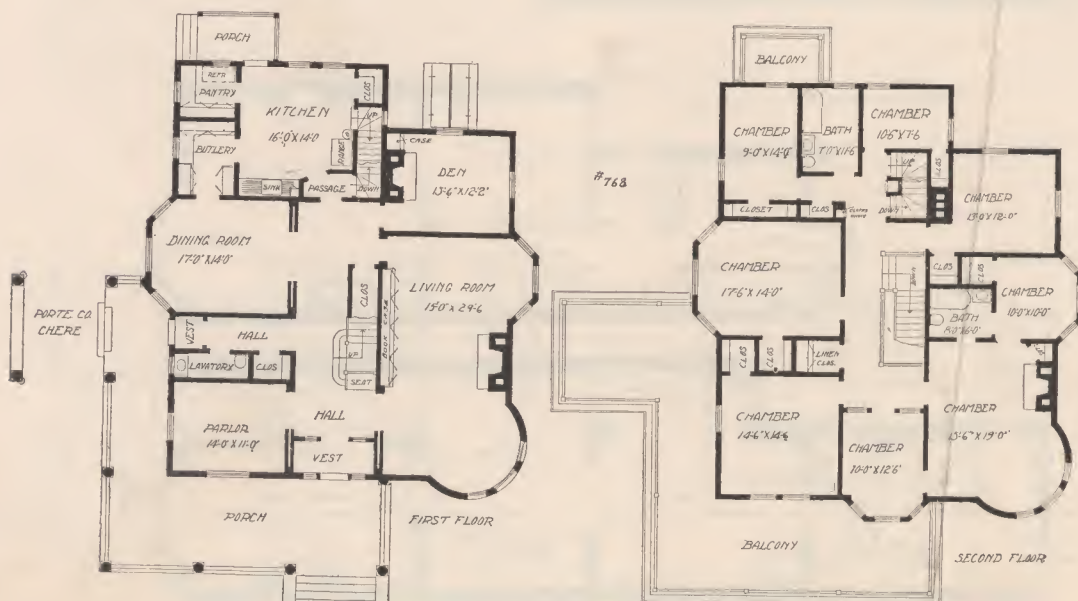
This is a very desirable plan for a good sized family and will be especially pleasing to one fond of a large living room or library room, which this certainly contains. It would be a magnificent room for a musicale. The parlor is amply large for a reception room, and if a side entrance were made in the dining room direct, a good sized room could be made there.

The second floor rooms are very pleasantly arranged and a private bath and dressing room off owner's chamber makes that room very complete.

The finish of principal rooms of first story is of hardwood, the balance of the house pine or poplar, painted or stained, and the exterior is of clapboards.

Basement extends under entire house and hot water heating apparatus is provided. There is a large laundry, servant's bath and toilet also provided in basement.

Cost, \$5,700; width, 42 ft. 4 in.; depth, 51 ft. 4 in.; height of basement, 8 ft.; first story, 10 ft. 5 in.; second story, 9 ft. 3 in.





Design No. 778.

This Colonial mansion is a model in its plan, and most imposing in its exterior appearance, at the same time not unduly expensive of construction.

The house is designed for a corner lot especially, and entrance can be had with equal facility from either direction, as is shown by an examination of the plans.

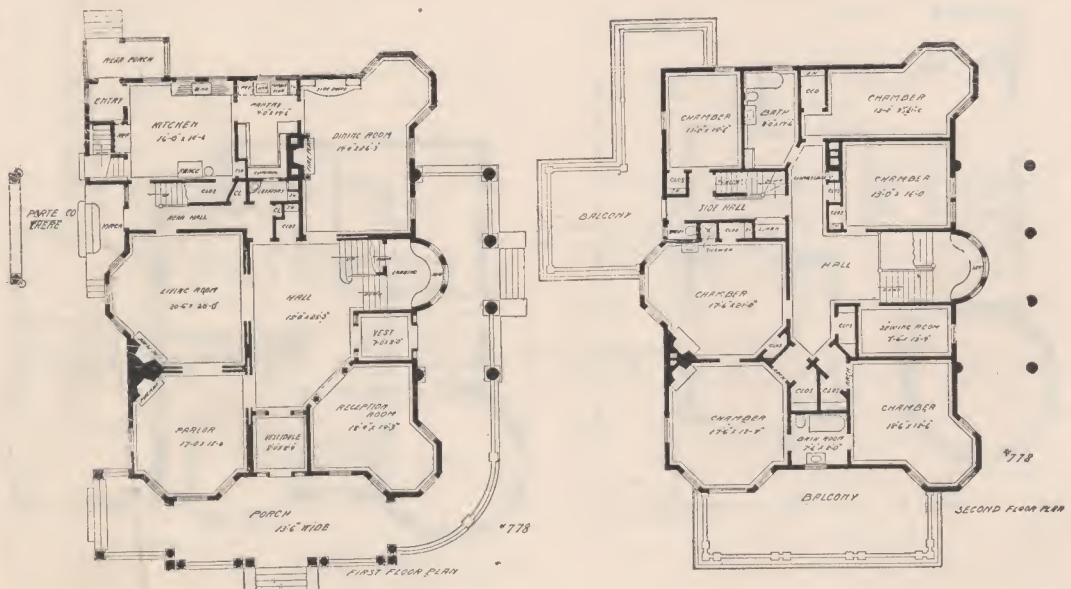
The rooms are large and spacious, and the main hall is a particularly attractive and imposing apartment, with its beamed ceiling, panelled wainscoting, stair, etc. The dining-room has a very handsome built-in sideboard, and also has a beam ceiling, panelled wainscoting and an exceedingly handsome mantel.

The finish for the hall, vestibule, parlor and living room is intended to be of selected birch,

in imitation of mahogany; the dining room of quarter sawn white oak; reception room, white enamel. The parlor is also wainscoted, and has, with the living room, beautiful mantels designed for it. The finish of the balance of the house is intended to be pine or poplar, painted or stained; plain hardwood floors throughout.

In the third, or attic story, there is ample space for several fine rooms, and still leave a good-sized ball-room, or gymnasium, if it is desired to finish it off. There is of course a full basement under the entire house, with hot water heating apparatus, large laundry with set wash tray, vegetable rooms, etc.

Cost, \$8,700.00; width, 43 ft. 6 in.; depth, 59 ft. 10 in.; height of basement, 8 ft.; first story, 10 ft. 3 inch; second story, 9 ft. 3 in.





Design No. 779.

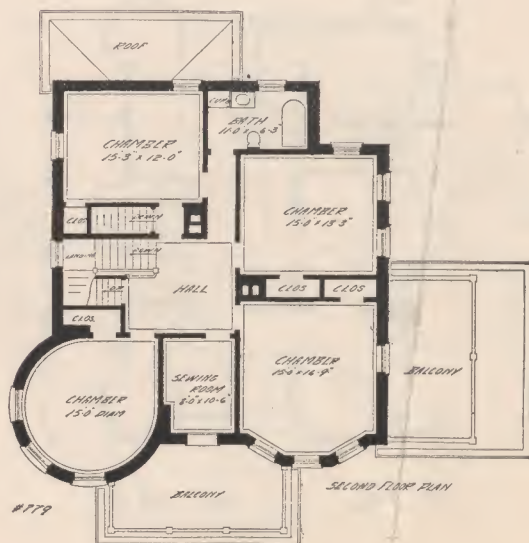
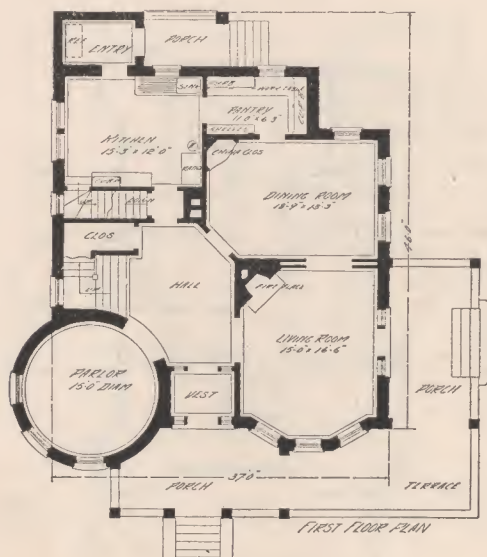
This brick mansion makes a beautiful home for a merchant or banker, and one that is strictly modern, comfortable and substantial in every sense of the word. No undue ornamentation has been used, the exterior of same is extremely satisfactory and attractive in its appearance. The stone foundation extends to window sill of the first story, which is continued as a belt course or water table, and on top of which starts the brick. There is also a belt course on the line of the second story window sills. This can be omitted without detriment to design, if desired. The finish of the main side gables is of shingles, although brick could be carried up in same at slight additional expense, if desired.

The arrangement of the rooms of this de-

sign is unusually satisfactory. Direct access from kitchen to front door is secured without passing through any other rooms, and all of the apartments are generous in their proportions. The stairway is very handsome, and the circular parlor or reception room is a very pretty feature.

The finish of the principal rooms on the first story is in hardwood, the balance pine or poplar, painted. The basement extends under the entire house, contains a hot water heater, finished laundry, etc. In the attic are shown to be finished three good rooms, one of which is in the tower.

Cost, \$4,700.00; width, 37 ft.; depth, 46 ft., not including rear entry or extension of bays; height of basement, 8 ft.; first story, 10 ft. 3 in.; second story, 9 ft. 3 in.





Design No. 791.

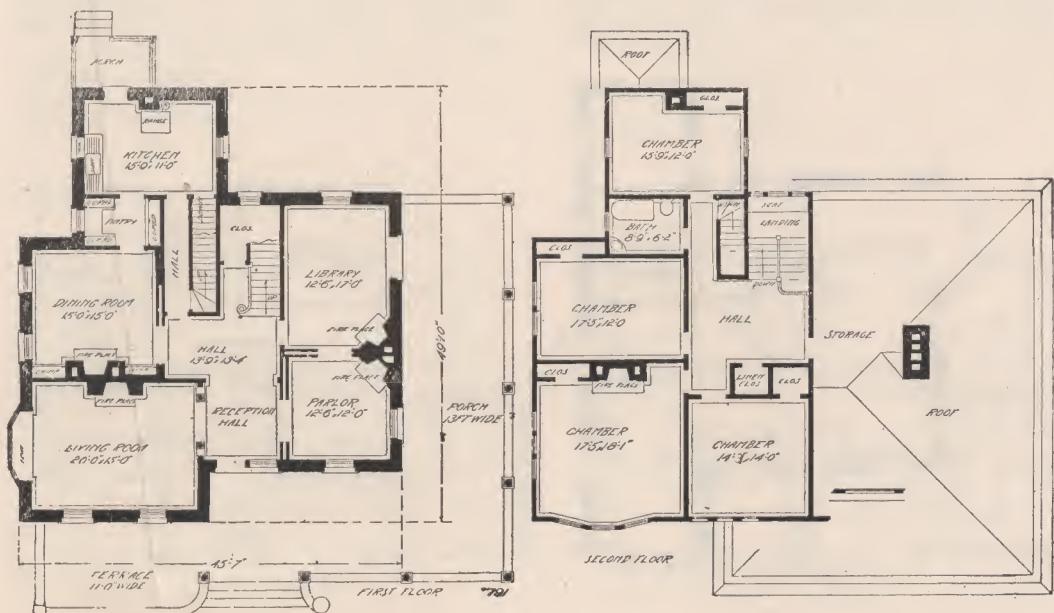
The first story of this cottage is built of native boulders. The low sweeping roof gives a very satisfactory design of exterior and while the cottage effect is secured, an examination of the plan shows at once that in point of size, it is more than a cottage.

Direct access to the front door from the kitchen is had through the back hallway. There is a door at the top and bottom of back stair, but an open railing can be substituted for the partition, if desired, and some prefer this. Open fire places are provided in generous measure. A basement under the entire house,

with cemented floor, has hot water heating apparatus, laundry, with set wash trays, vegetable room, fuel bins, etc., and an outside cellar way.

The finish intended for the first floor is of birch, for all except the kitchen, with hardwood floors throughout, the balance being of pine, poplar or red wood, the latter, in California, being comparatively cheap. The porch has a cement tile floor.

Cost, \$4,800; width, 45 ft. 7 in.; depth, 49 ft. 10 in.; height of basement, 7 ft. 6 in.; first story, 10 ft. 3 in.; second story, 8 ft. 7 in.





Design No. 809.

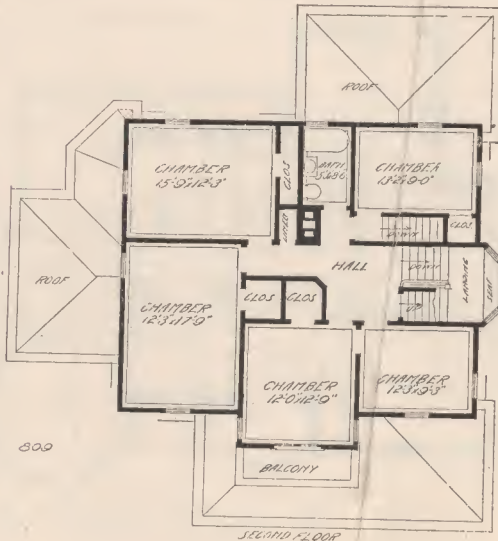
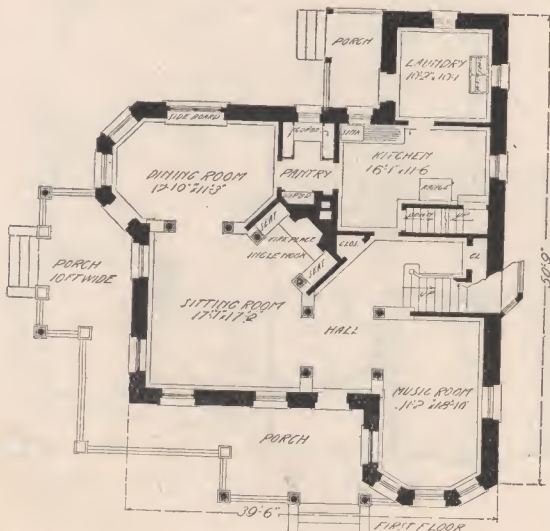
This plan is a very unique one and very attractive on the interior, the wide columned archways giving an open effect, which is charming indeed. The music room, at the right, is quite a large room, extending out, as it does, to the front line of the porch. The sitting room is a very pretty room, rather unique in shape, with its recessed angle-nook worked in the corner.

The finish of the first floor is of oak, with the exception of the kitchen, that of the dining room being treated as Flemish oak, that in the hall, music room and sitting room being quarter-sawn,

making a very fine interior. The finish for the balance of the house is to be of pine, poplar or cypress.

There is a basement extending under the entire house, with hot water heating apparatus, cistern, fuel rooms, etc. There is also an outside cellarway at the rear.

Cost, \$4,100; width, 39 ft. 6 in., not including bay window projections; depth, 53 ft. 3 in., from front line of bay of music room or porch to rear of laundry; height of basement, 7 ft. 6 in.; first story, 9 ft. 5 in.; second story, 8 ft. 3 in.





Design No. 823.

A Colonial residence in solid brick construction is the subject of this design. The detail throughout the entire exterior of the house is exceptionally well proportioned. The front gives an impression of stateliness and comfortable home-like hospitality within.

The porch walls are carried up in stone, steps are of stone, and porch floor is of cement tile. The same is true with reference to the carriage porch on the side. Through the vestibule entrance, access to the reception hall is gained, from where one at once has a view of the splendid living room through the columned archway. This archway is directly opposite the fireplace, the latter being treated with columns and ceiling of the living room being beamed from one column to the other, giving a rich interior treatment.

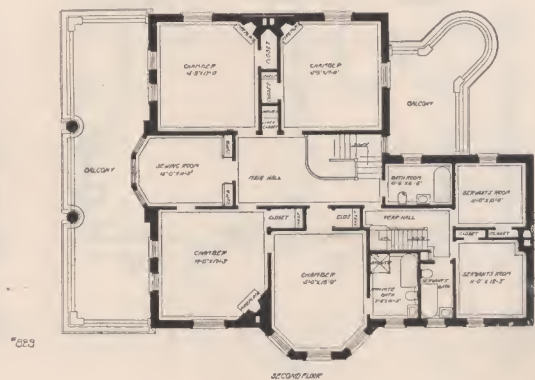
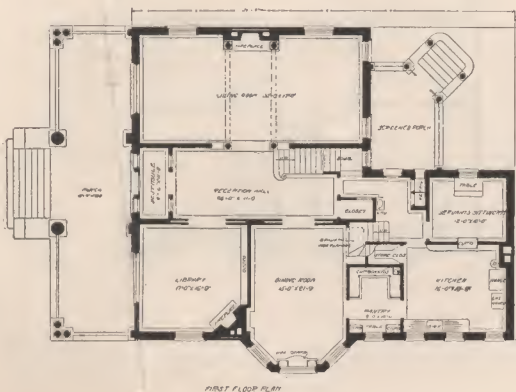
On the opposite side of the house are library and dining room. The rear portion provides for servants' dining room, and complete culinary department, including built-in refrigerator.

On the second floor, we have four splendid chambers, three of which have fireplaces. The sewing room is provided with built-in cupboards. This room would also serve the purpose of a child's room or alcove to one of the front rooms. A general, private and servants' bath rooms are provided with two servants' rooms in rear.

The carriage porch balcony roof gives an excellent place for house cleaning purposes. The entire third floor (main portion) is used for dancing, balance for storage. In the basement is a billiard room under living room with fireplace, besides laundry, drying rooms, etc.

Finish would be in quarter sawn oak and red birch for main rooms of first story and pine in the balance of house. Hardwood floors throughout.

Cost, \$10,500; width, 49 ft.; depth, 59 ft. 9 in.; height of basement, 9 ft.; 1st story, 10 ft. 3 in.; 2nd story, 9 ft. 3 in.; 3rd story, 10 ft. 6 in.; lowest height of third story 6 ft.





Design No. 827.

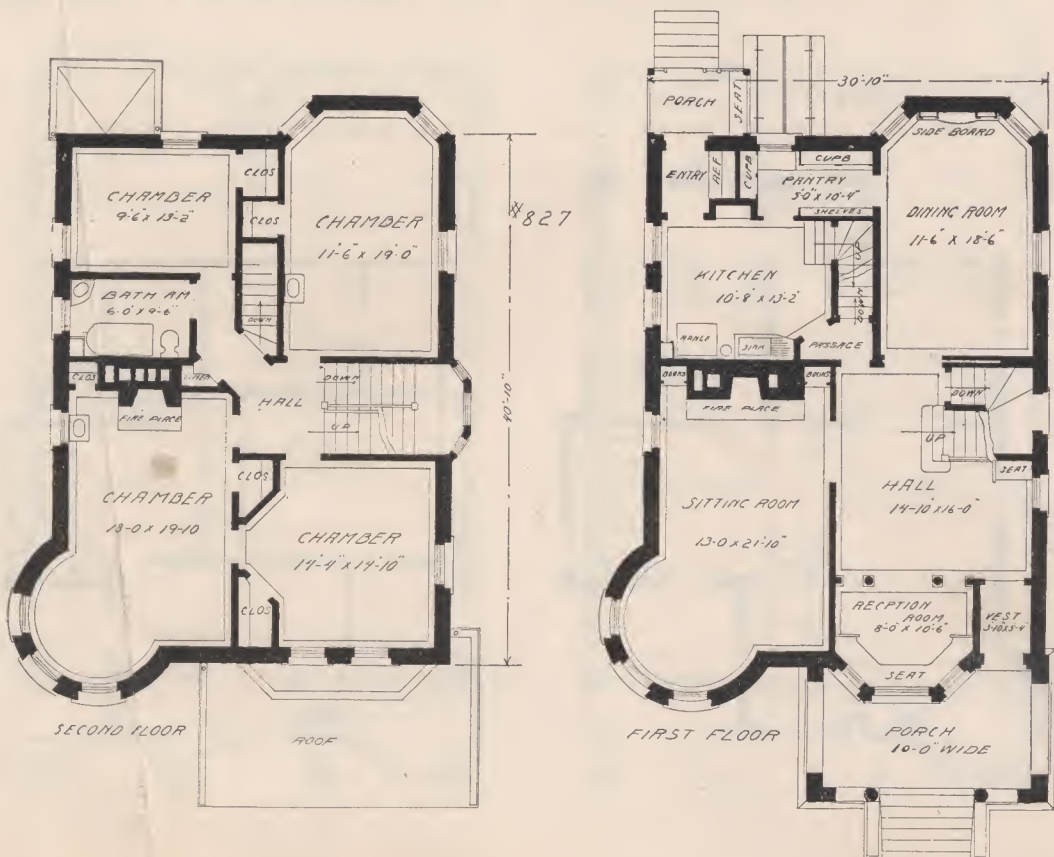
A luxurious home where comfort and convenience have been given first attention, and where smallest detail has been carefully considered to yield best results from the standpoint of good taste.

The exterior walls are of solid brick construction with stone trimmings, the porch being of stone with stone steps and cement tile floor. The windows except in gables are of plate glass, and the interior finish is of the best with quarter-sawn oak in hall and dining room and red birch,

finished in mahogany in sitting and reception rooms. The hall has a heavily beamed ceiling and is paneled to the chair rail.

Extending across entire front of house in the basement is a billiard room finished in oak with wainscoting and having a cement tile floor. Two chambers in attic.

Cost, \$6,400; width, 31 ft.; depth, 41 ft.; height of basement, 8 ft. 2 in.; first story, 9 ft. 10 in.; second story, 8 ft. 7 in.





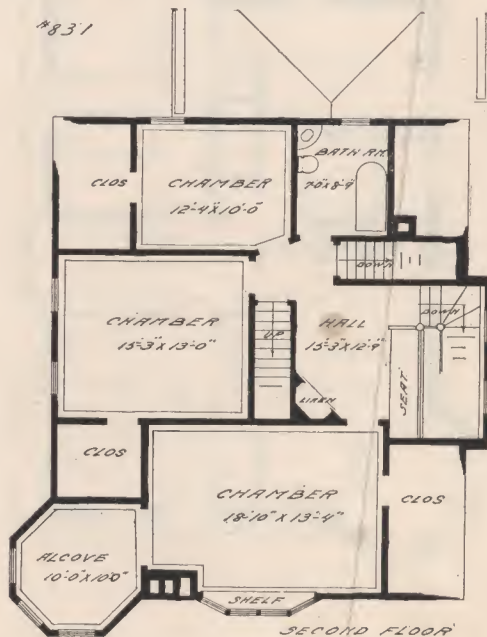
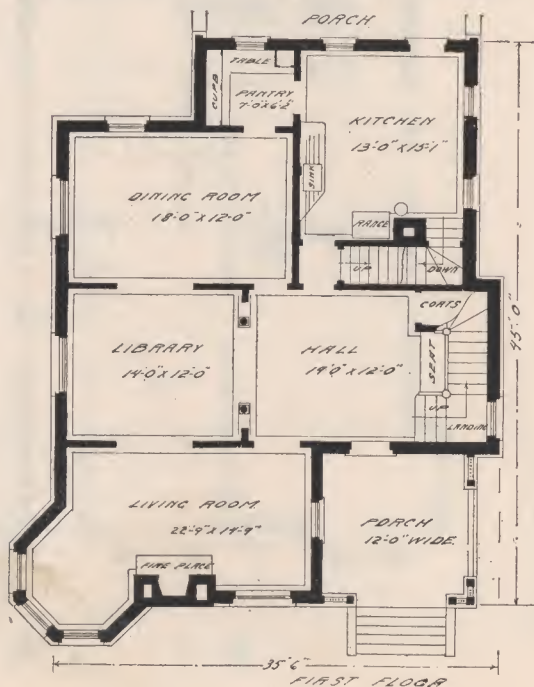
Design No. 831.

An exterior of rather unusual design with brick veneer for first story, plaster panels for second and shingles in the gables. The tower feature adds materially to both the exterior and the floor plan and the chimney gives a pleasing note of color and individuality. The rear porch is unusually ample and could prove

a most desirable addition to a west front house.

White oak finish and hardwood floors on first floor, except kitchen. Hot air heat.

Cost, \$4,300; width, 35 ft. 6 in.; depth, 45 ft.; height of basement, 7 ft. 6 in.; 1st story, 10 ft. 3 in.; 2nd story, 8 ft. 9 in.





Design No. 837.

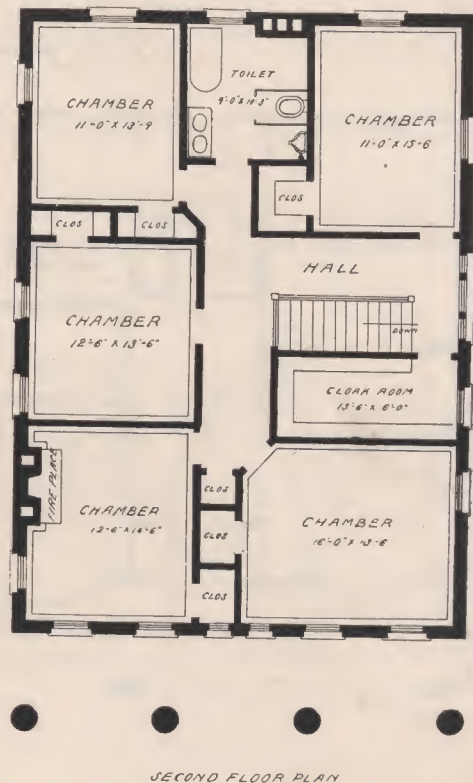
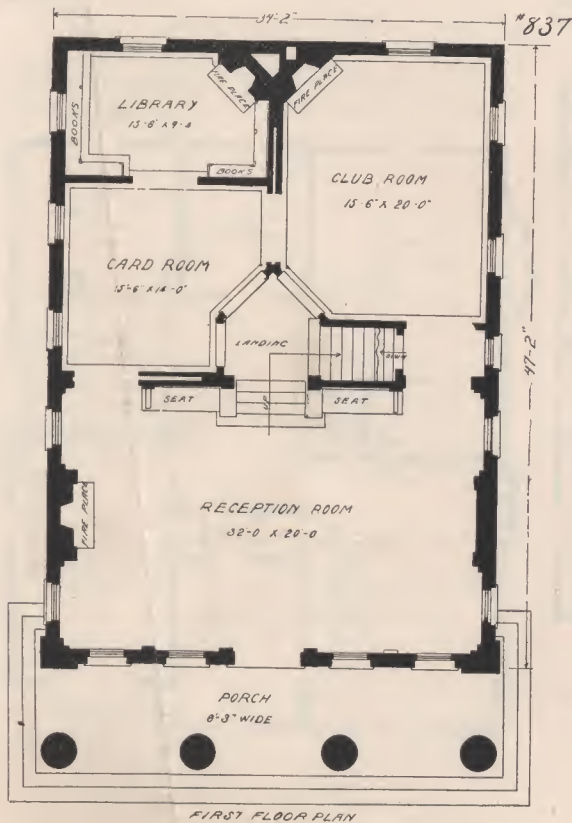
A club house designed primarily for the chapter house of a Greek letter fraternity, but equally suited to almost any club use, or with slight modifications to a regular city residence. The exterior lines are distinctly classical and the superstructure is of brick veneer with slate roof.

The entrance gives directly onto the large reception room with its central staircase with seats on either side and heavily beamed ceiling. The wall space opposite the fireplace is taken up by a large pier glass. The little library at the rear of the card room is a very

cozy little apartment with book shelves on three sides and a cheery open fire. In the basement a dining room and kitchen may be readily obtained in addition to the regular heating and fuel space. Five chambers, a cloak room and a very complete toilet room are provided on the second floor in addition to closets and generous hall space.

The finish is oak throughout the first and second stories with hardwood floors.

Cost, \$6,000; width, 34 ft. 2 in.; depth, 47 ft. 2 in.; height of basement, 8 ft.; 1st story, 10 ft. 5 in.; 2nd story, 9 ft. 3 in.





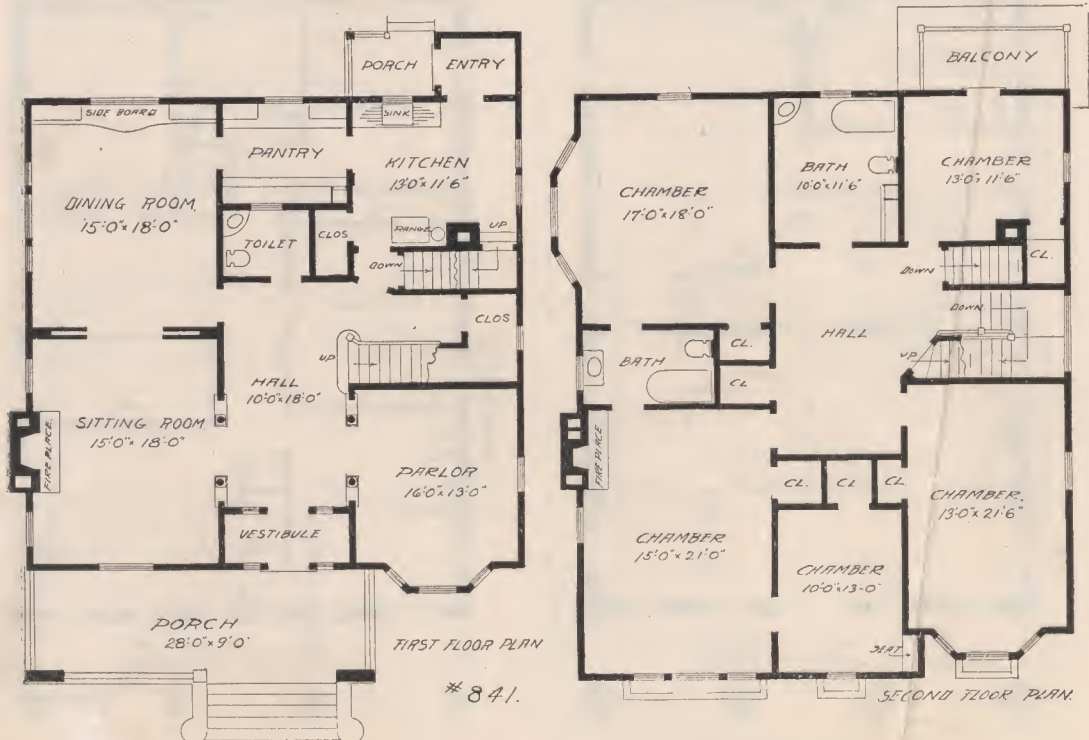
Design No. 841.

A spacious roomy house providing a very pleasant interior arrangement and a neat exterior, the porch treatment and dormers on front of house breaking the plainness and giving individuality to the design.

The main rooms of the first floor are finished in oak and birch and hardwood floors throughout the entire first and second stories.

Painted woodwork in rear of first story and entire second story. Basement under entire house with hot water heater and laundry. Two rooms finished off in attic.

Cost, \$4,100; width, 40 ft.; depth, 38 ft.; height of basement, 7 ft. 6 in.; 1st story, 10 ft. 5 in.; second story, 9 ft. 3 in.



841.

SECOND FLOOR PLAN.



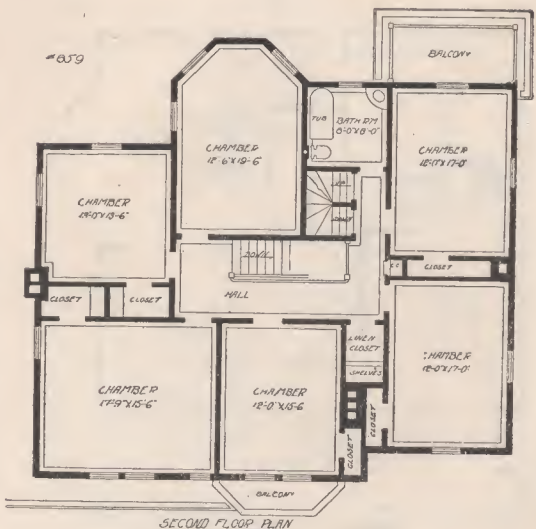
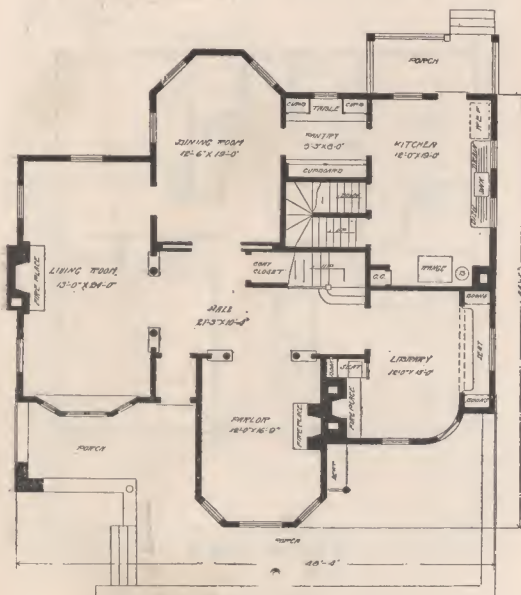
Design No. 859.

The exterior treatment of this design is very simple but attractive, the main feature being the double gable on front. The entire exterior is shingled, porch and foundation walls being of stone, and the porch floor of cement.

The house is of quite generous size and the interior arrangement very pleasant, but somewhat unusual. Fireplaces are provided in the three main rooms down stairs. Library is fitted up with cozy little alcoves and book-

cases. Finish of main rooms on first floor in oak and birch. Hardwood floors throughout the entire first and second stories. Full basement containing hot water heater, laundry, etc. Space in attic for a couple of rooms if desired. Finish of second story is painted woodwork.

Cost, \$5,200; width, 48 ft. 4 in.; depth, including bays, 46 ft.; height of basement, 7 ft. 6 in.; 1st story, 10 ft. 5 in.; 2nd story, 9 ft. 3 in.





Design No. 862.

In this design we have a typical Colonial home, adapted to the needs of the south. The construction provides for the house to set on brick piers, there being no cellar intended. The rooms are large and spacious and the house is provided with ample porch balcony space.

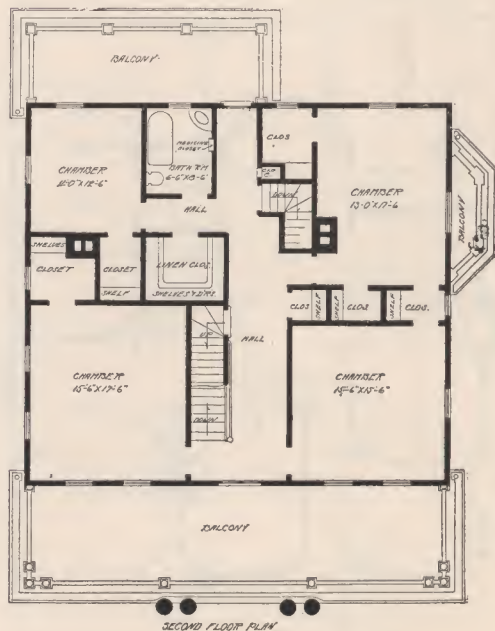
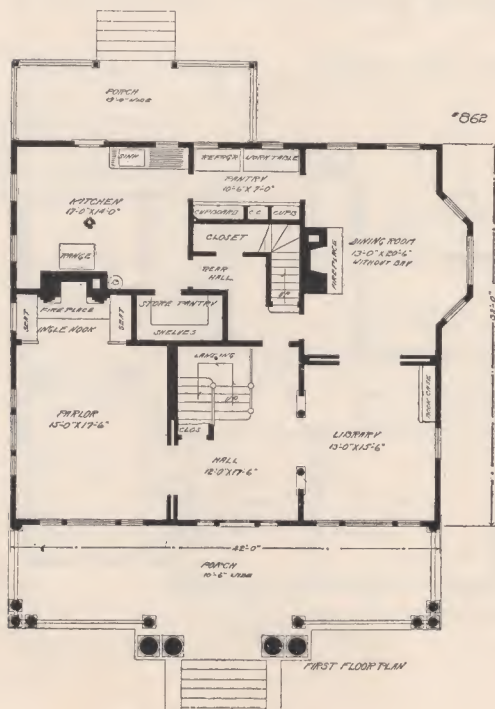
At the rear of parlor is an angle nook with fireplace, which is built up of pressed brick. This makes this room very attractive and allows same to be easily heated on wintry days.

Of course, if desired, a basement with regular heating plant could be readily built.

A columned opening separates the reception hall from library, and in this latter room is a built-in bookcase, the dining room at rear of library being separated by sliding doors.

Finish throughout to be Southern pine stained and rubbed varnish finish. Ample space in attic for additional rooms.

Cost, \$4,500; width, 42 ft. 6 in.; depth, 38 ft.; height of first story, 10 ft. 2 in.; 2nd story, 9 ft.





Design No. 866.

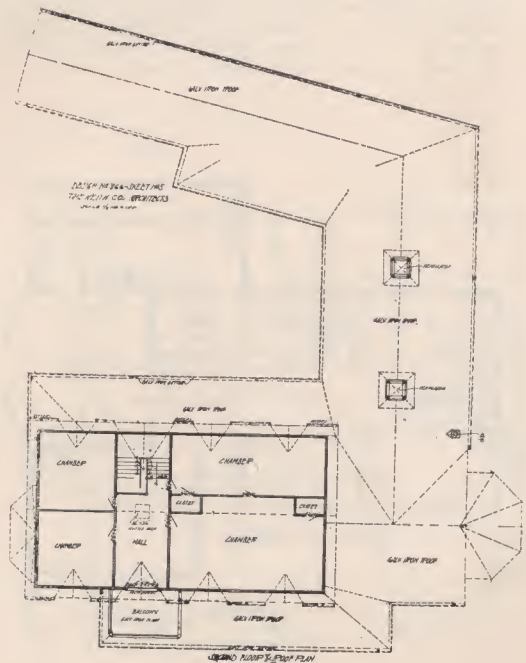
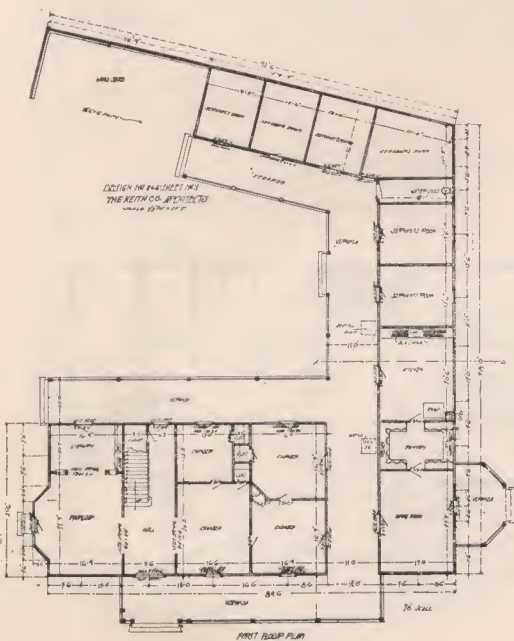
This design is for a large farm or ranch and is especially adapted to the needs of the latter in a warm climate. Ample porch space is provided insuring shade at any time of day. The kitchen and servants' quarters being entirely separated from the main part of the house in sure freedom from the odors of the kitchen and proximity of servants. The large pantry provides space for all dishes and food. No cellar is provided though the same could readily be arranged for.

No heating provision is made. The house could be easily heated by either a heating

plant or by stoves. A bathroom could be placed in the small first story chamber or put on the second floor.

The finish would be of pine or cypress all painted except in the principal rooms of the main part where it would be stained and varnished. Pine floors throughout. The house is unplastered but lined with beaded ceiling. Stone foundation is provided.

Cost, \$4,100; width, 89 ft. 6 in.; depth, 98 ft.; height of first story 12 ft. 3 in.; second story, 10 ft. 3 in.



**Design No. 869.**

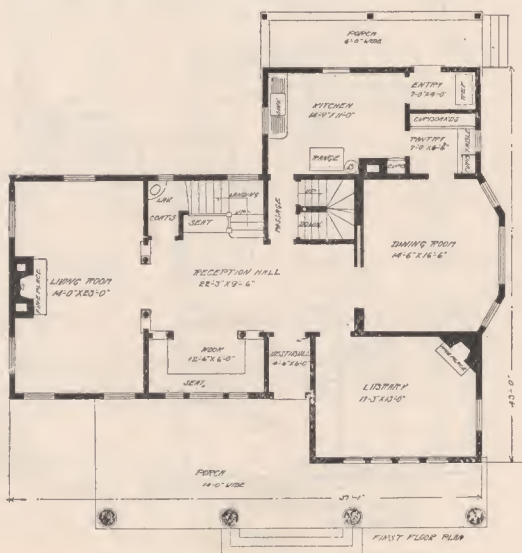
This design is for quite a large and elaborate home and possesses many desirable features in both exterior and interior. The unique treatment of front porch and balcony give a striking and artistic effect.

Of the interior the main feature is the magnificent hall, which is really a living apartment, with its reception alcove on the front separated from main hall by a wide columned opening. This same treatment is carried out in the entrance from hall to living room.

Fireplaces are provided in living room, library and the chamber over these rooms. The basement contains a hot water heating plant, laundry and vegetable rooms.

The porch floor is of cement. The finish of the main rooms on first floor is of oak and birch. Hardwood floors throughout. Space in attic for additional chambers if desired.

Cost, \$4,100; width, 51 ft. 1 in.; depth, 43 ft. height of basement, 7 ft. 6 in.; 1st story, 10 ft. 5 in.; 2nd story, 9 ft. 3 in.





Design No. 871.

An exceedingly pretty house in shingles and stone. The lines are pleasing and very graceful and all detail is simple.

Upon entering the reception hall one has a view into the sitting room and drawing room. The detail of the hall is very nice containing a handsome fireplace and staircase.

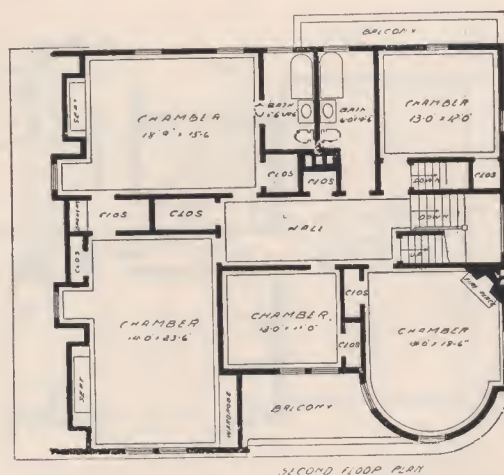
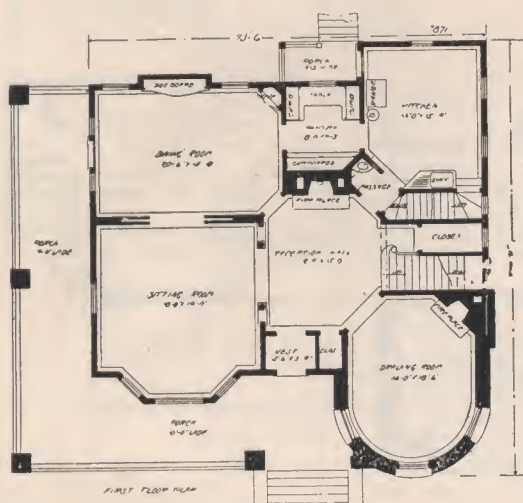
In the house as built from which the illustration is taken, the fireplace is in dining room, but in plans here it is arranged for the hall, as a better effect is secured.

Access to kitchen is most convenient and here is provided a lavatory.

The rooms are large and pleasant, well lighted and ventilated. On the second floor the chambers are well provided with closets, and a private bath will be found especially convenient.

Finish in main rooms of the first story in hardwood. Balance of house pine or cypress. Hardwood floors throughout. Full basement with hot water heating plant, laundry, etc. Space in attic for a couple of rooms.

Cost, \$4,200; width, 43 ft. 6 in.; depth, 48 ft. 1 in.; height of basement, 7 ft. 6 in.; 1st story, 10 ft 5 in.; 2nd story, 9 ft. 3 in.





Design No. 88o.

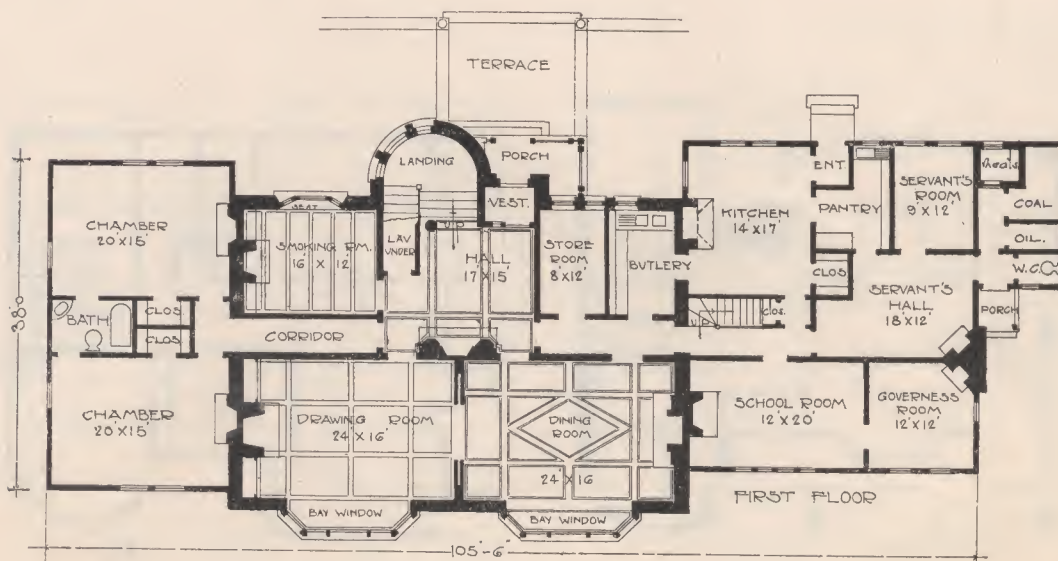
A low spreading English design adapted to the uses as a country house. This design would be especially attractive if set amid thickly wooded hills.

The main part of the house is built of rock faced stone laid up at "random," the wings being of frame construction. The principal rooms are richly finished and have beamed ceilings. The house is heated by fireplaces as almost every room is provided with one. A heating plant could be easily installed.

On the second floor are five chambers in the main part with bath, ample closets, etc. In the rear part are four more chambers and bath, besides storage space. Each chamber in the main part has fireplaces, and three of those in the rear part.

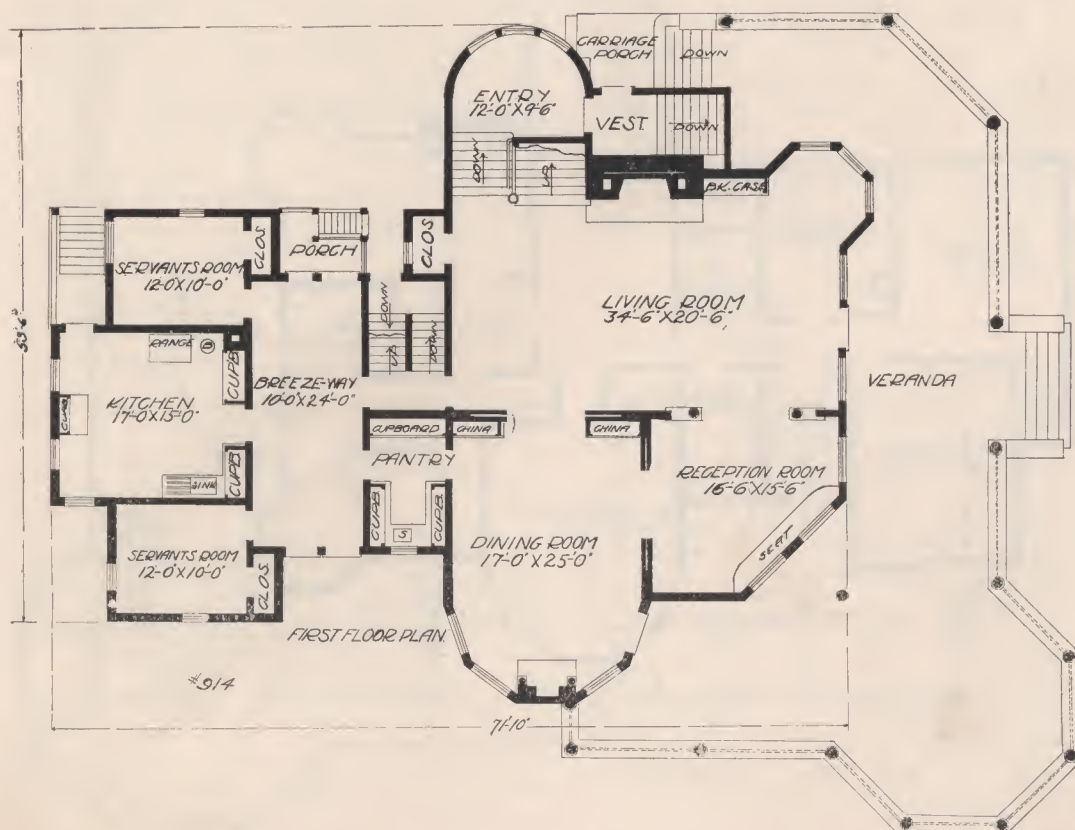
Finish of main part in hardwoods with hardwood floors.

Cost, \$13,000; width, 117 ft. ft.; depth, 52 ft.; height of 1st story, 10 ft.; 2nd story, 9 ft.





Design No. 914.



Design No. 914.

This design, primarily for a summer home or country house, has caused much favorable comment where it has been erected on the shores of one of Minnesota's most beautiful lakes. There are a number of unique features, the main one of the exterior being the magnificent porch with hammock space at left hand corner, the post enabling one to fasten hammocks swinging to each outer corner and leave passageway behind the post so that it is unnecessary to duck under the hammock ropes in order to pass. The interior is but little cut up, the magnificent main hall being the living room hall. The staircase at the end of same is especially handsome in design. The smoking alcove off this room is a very pretty room and the dining room is richly wainscoted and further embellished with splendid china cases, sideboard and mantel built in, all in harmony with the general design.

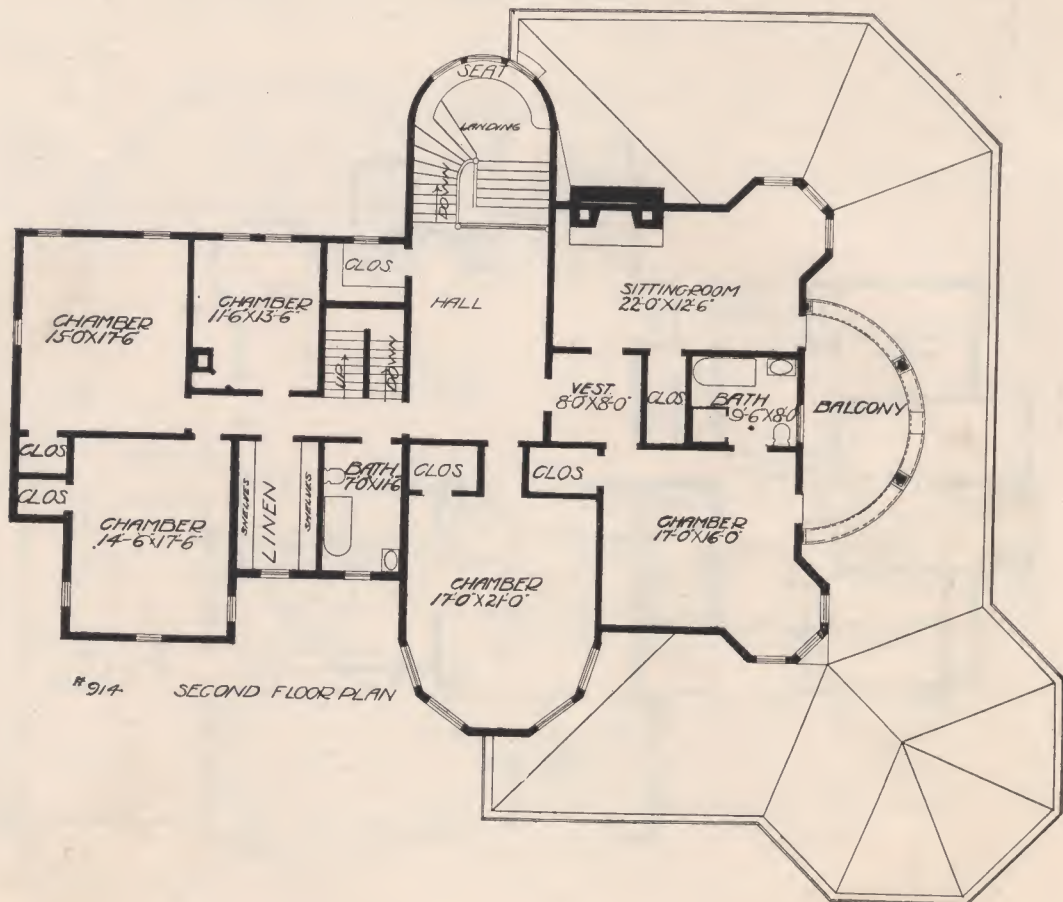
The breezeway separating the kitchen and servants' quarters from the main house, forms a most delightful servants' dining room and almost a necessary feature for a house to be occupied in warm weather, but can also be closed in entirely with glass. The porte-cochere is reached by going half way down under main

staircase and from the vestibule there is a flight of cement steps leading down until head room is secured under the ground for a tunnel wide enough for two persons to walk through comfortably. This leads directly down to the boathouse at the lake and forms a place for all the plumbing and water pipes, electric wires and serves the further purpose of a cyclone cellar. Of course, if the situation does not permit of this arrangement, this tunnel can easily be omitted.

The house is handsomely finished in mahogany and hard pine very complete throughout, owner's bathroom being handsomely tiled. Then both front rooms open to the screened upper balcony, where on a hot night one can have the refreshing experience of sleeping out-of-doors in perfect comfort.

There is a basement under main part of house and hot air heating apparatus installed.

Cost \$9,000. Width of main front of house, not including dining room or stairway projections, 38 feet 10 inches; depth, 71 feet 10 inches; porch, 14 feet wide; height of basement, 7 feet 6 inches; first story, 10 feet 10 inches, and second story, 9 feet 3 inches.





Design No. 935.

This is a unique design in cementine construction and makes a most artistic and beautiful home, though neither large nor pretentious. The exterior walls are of cement, plastered on an expanded metal surface, which in turn is supported by the timber frame. When mortar is properly mixed and placed upon a secure foundation, this work will stand in any climate.

There is a portico over the front entrance all in cement, but the balance of the porch is an open terrace, covered only by a trellis. This when vines are fairly grown forms a delightful retreat. For California, it makes an ideal home. The roof is intended to be of metal tile, though the real tile, slate or shingles can be used if preferred.

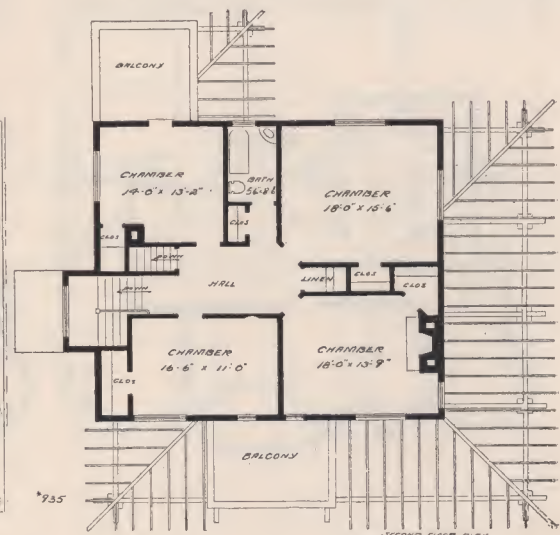
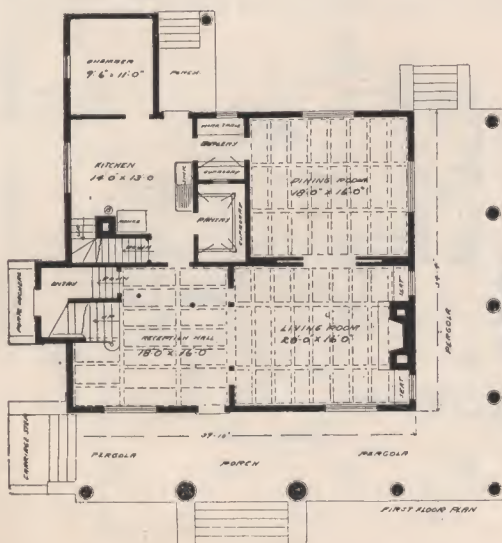
On entering the house, a most beautiful effect is secured with the large handsome reception hall connecting by means of a very wide arched opening, with the living room and beyond the dining room, all having beamed ceilings and treated in Mission style, plain and simple, yet substantial.

There is a paneled wainscot in the dining room with plate shelf. The mantel in the living room is plain brick with wood shelf. Casings and interior finish in these rooms all plain in the Mission style.

There is a concrete or stone foundation under the entire house going down just below grade and then a "bank" cellar. Hot air heating apparatus is provided and set washtrays and servant's water closet in basement. Outside entrance to basement is in combination with the side entrance at porte-cochere. There is no attic space available for use in this design.

The finish of the first floor is intended to be of red wood, excepting kitchen and pantry, etc. This and balance of house pine, poplar or cypress, painted or stained.

Cost, \$4,100; width, 39 feet 10 inches; depth, 34 feet 4 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





Design No. 950.

The construction and finish of this residence is of the best, the foundation walls being of stone and the walls of the first and second stories of solid brick and the facing brick of an excellent quality of pressed brick. The finish of the gables is in plaster and timber work. The design is carried out strictly in Old English. The porch walls are of stone, also the porch columns, and between each stone column of porch are set wooden posts in octagon English design. Porch floors are of tile.

The interior arrangement of rooms is one most pleasing, and they open up together most delightfully for entertainment purposes. Ceilings of the main rooms are all richly beamed and wainscoted, and the woodwork is of San Jago mahogany, or may be Fumed oak. Oak parquet floors are also included.

The book alcove is fitted with handsome book-cases which extend from fireplace to the columned opening on each side of the alcove. The culinary department is very complete. The drawings call for rubber tile floors and tile wainscoting in this department. A lift is provided to run from basement to attic.

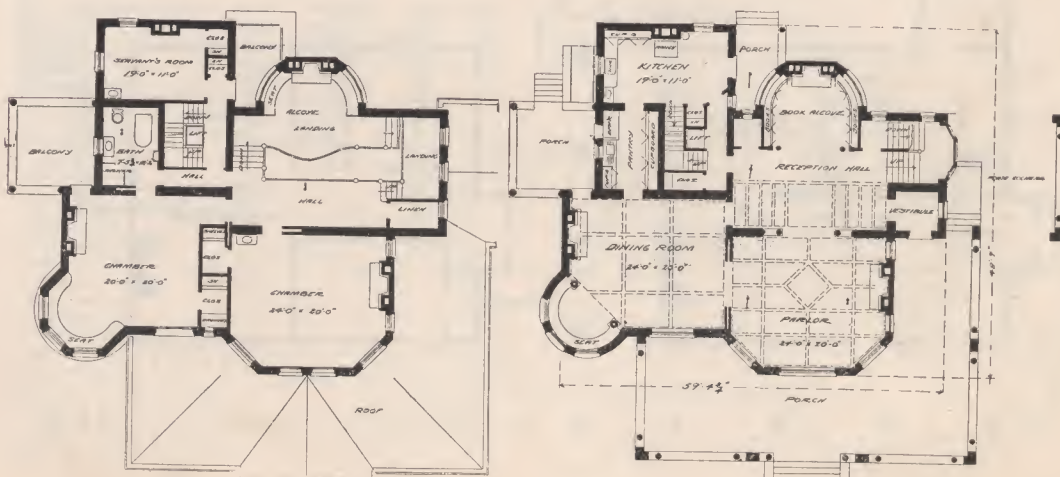
The second floor gives two magnificent chambers for the occupants, with a large cozy corner off the stair landing. This corner is fitted with seats and fireplaces. Tile floor and wainscot are provided in bath.

In basement, large heating and laundry provisions are made, and in addition to those, there is provided a large billiard room and alcove off the same. This is located underneath the main reception hall and book alcove. A toilet room is provided off billiard room.

In the attic provision is made for one large room which may be used for dancing or gymnasium. In addition to this, there is large storage space and Cedar closet. There is ample room in the attic for at least three or four good sized chambers, if these were desired in place of the large room.

The finish of the second story is in white enamel.

Cost, \$13,500. Width, 59 feet 4 $\frac{1}{4}$ inches; depth, 48 feet 7 inches; height of basement, 8 feet 6 inches; first story, 10 feet 9 inches; second story, 9 feet 9 inches; third story, 8 feet 3 inches.





Design No. 972.

This design shows a stately house of pressed brick and stone construction, reminding one of a noble chateau of the early French renaissance, yet withal, is a livable, homelike house.

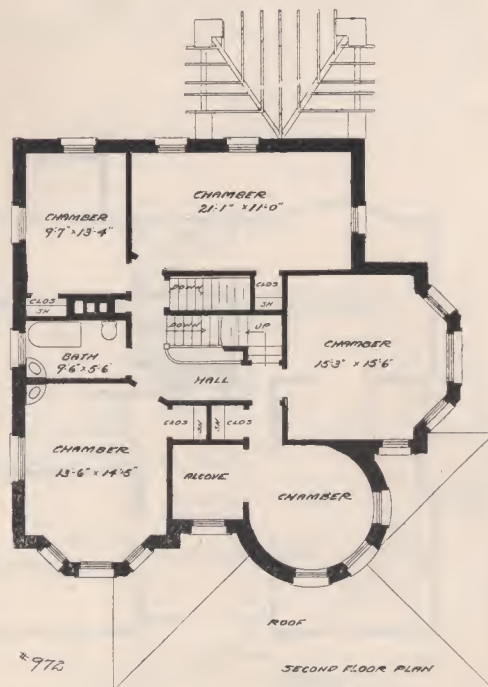
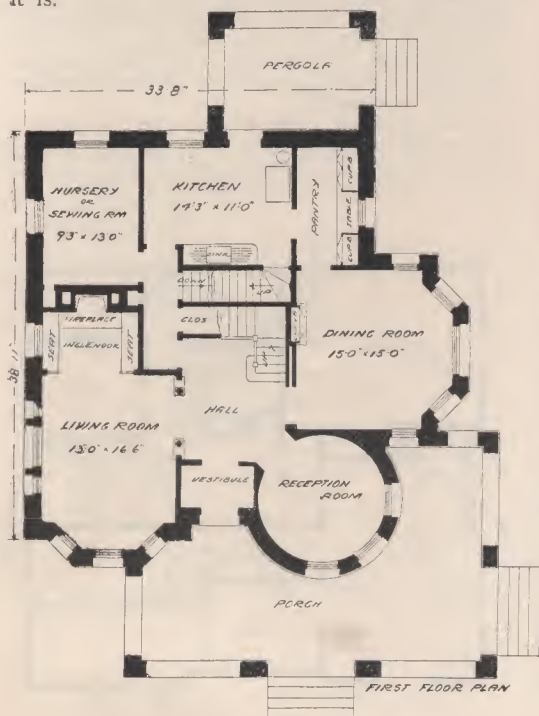
The porch is spacious and gives one, with its arched entrance and irregular outline, a feeling of seclusion as well. Through the large vestibule one enters into the reception hall, where one is immediately in the center of the house and invited to turn to left or right, as inclination may favor. On the right is the reception room—a perfect circle in outline—with three large windows and well adapted for the most formal room. On the left, through the columned opening, the living room offers a glimpse into the deep angle nook which makes the room appear much larger than it is.

The rear hall gives direct access to the kitchen and to the room marked nursery here, although this room could as well be utilized as a bedroom. The attic is unfinished, but the head room is sufficient for three good rooms, so that with the five bedrooms on the second floor, the house could accommodate a large family.

A basement under the entire house is provided with laundry, toilet conveniences and a hot water heating plant.

The principal rooms of the first floor are finished in white oak, with hardwood floors. The built-in sideboard is of simple yet pleasing design, as is the other woodwork.

Cost \$4,800. Width, 39 feet 8 inches; depth, 38 feet 11 inches; height of first story, 9 feet 9 inches; second story, 8 feet 9 inches.





Design No. 979.

No. 979 shows an adaptation of the colonial square house, having some particularly pleasing variations, such as the recesses of the front and side, and the rounding, many-pillared porch, which especially adds grace to the exterior.

The windows combine wide openings with beauty of outline and give the promise from without of the roomy well-lighted interior.

The wide entrance hall, with its fireplace, connecting by a wide columned opening with the large living room, affords much commodious living space. The built-in seat of the living room and the balcony or porch opening from it are two pleasing features.

The library or parlor and dining room both offer more seclusion, as they should, while every room has direct access to the central hall.

The second floor has four good chambers with good closet room. By combining the

dressings room with the two large closets, another sleeping room might be arranged for.

The back stairs are entirely separate and so arranged as to separate the bathroom and what might be used for the maid's room, from the main hall and front chambers.

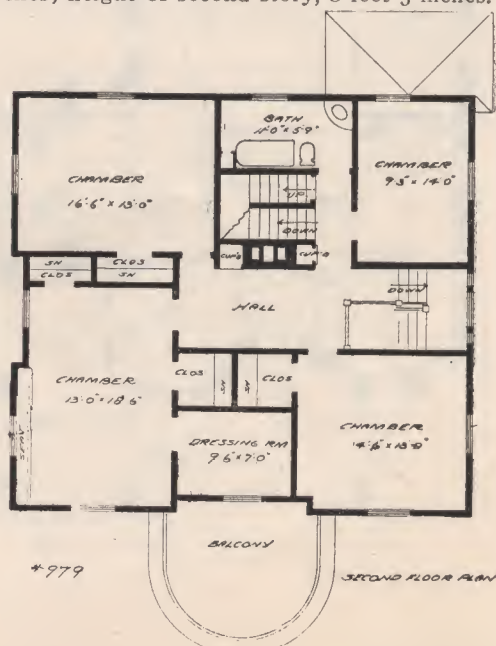
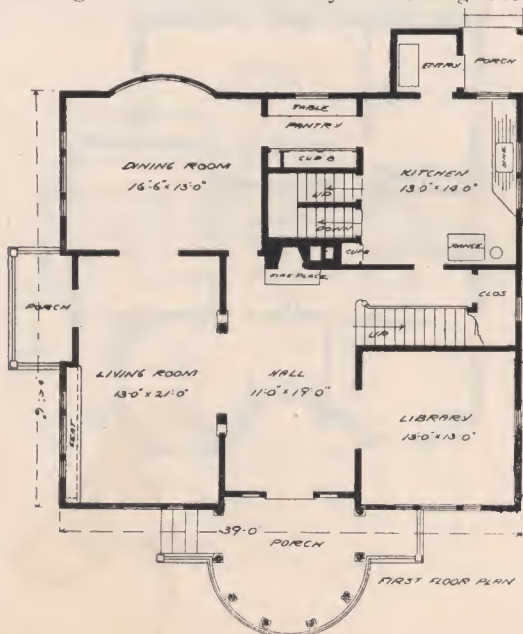
Two linen cupboards and a clothes chute to the basement are provided.

The attic is lighted by a large skylight, and the main portion has good head room so that it is well adapted for a play room, billiard hall or similar purpose.

The basement under the entire house is arranged with complete laundry and provided with a hot water heater.

The finish of the principal rooms is oak, hardwood floors throughout; the exterior finish is of clapboards.

Cost \$4,200.00. Width, 39 feet; depth, 35 feet 6 inches; height of first story, 9 feet 5 inches; height of second story, 8 feet 3 inches.





Design No. 980.

No. 980 shows a house of brick veneer exterior, of moderately large size, yet without too much formality in design and feeling.

The porches are especially a pleasing feature, large and roomy, and to this space may be added also the large balconies of the second floor.

The octagonal corner with its many windows adds much to the parlor and the chamber above.

The chamber of the first floor could be used as a library, having no direct entrance to the toilet, or a door might be added here if desired. The passage giving access to the cellar and kitchen and connecting with the front hall, is a convenient arrangement, and the back stair is also most economical of space.

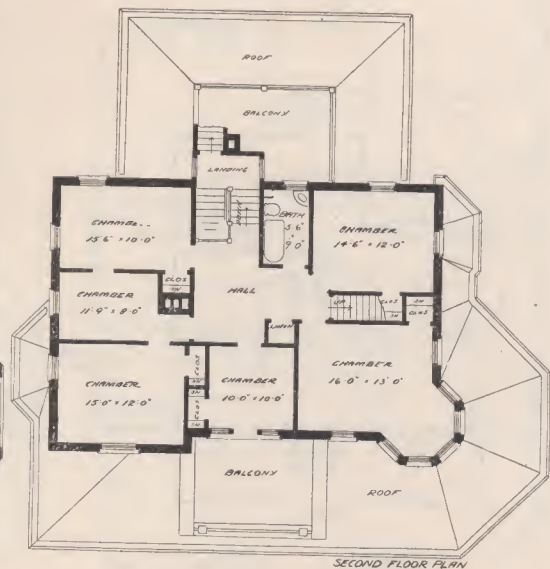
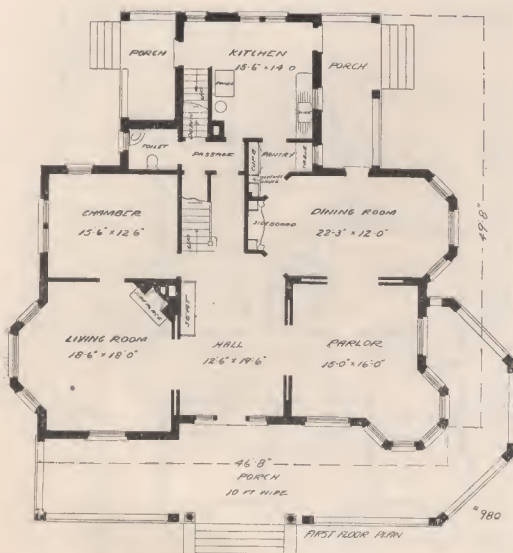
The basement is provided with complete laundry, fuel and vegetable rooms, and clothes chute from the second story bathroom. Hot air heat is planned for.

There is plenty of attic space which could be finished if desired.

The interior finish is of hardwood in the principal rooms, with hardwood floors; the built-in sideboard is of pleasing design and is arranged with leaded glass doors and mirror.

The several sliding doors add to the open, roomy effect of the lower floor.

Cost, \$5,500.00. Width, 45 feet 10 inches; depth, 48 feet 10 inches; height of first story, 10 feet 5 inches; height of second story, 9 feet 3 inches.





Design No. 988.

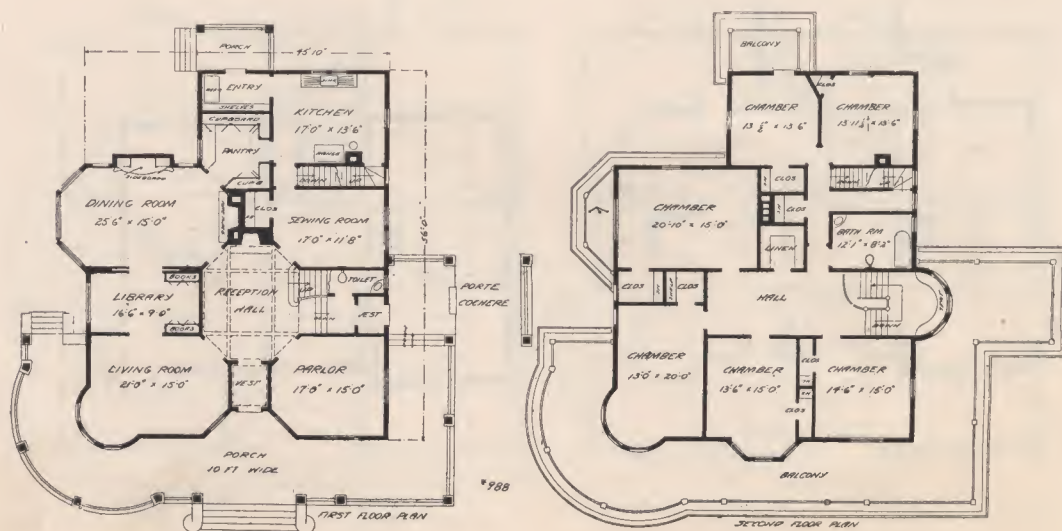
Design No. 988 shows a luxurious home with colonial exterior. The reception hall, with its beamed ceiling, fireplace fitted to one of its octagonal sides and both front and carriage entrance, is most hospitable. The curving windows of the broad landing on stairway give it plenty of light. The serving room, with large closet, could be readily utilized as a first-floor bedroom. The library could, if desired, be thrown into the living room, though that room, as it is, is by no means cramped. The scheme of the entrance hall is again used in the dining room, the bay of the window here finishing the octagonal form. The built-in sideboard and fireplace carry out in this design also the style used in the exterior. The kitchen is provided with ample pantry and entry space.

The basement, under the entire house, has a convenient laundry and fuel bin and also a large fruit cellar. The house is intended to be heated by hot water.

The attic space is unfinished, but the several dormers provide plenty of light and head room for three large chambers, or billiard room, etc., if desired, with plenty of space having good head room left for storage.

The interior finish would be of oak in the principal rooms, with hardwood floors throughout. The exterior is finished in clapboards, with solid brick foundation extending around the entire length of the large porch.

Cost \$6,800. Width, 45 feet 10 inches; depth, 56 feet; height of first story, 10 feet 6 inches; second story, 9 feet 6 inches.





Design No. 1012.

Design No. 1012 shows one the always pleasing type of square house, with some unusual features in its exterior arrangement. The living room is one of the most generous dimensions, taking in with the ingle nook, the full length of the house, and it is made to appear even more spacious by being screened from the main portion of the hall and not divided from it by a solid partition. The little rear porch is most convenient for access from the garden to either the basement, kitchen or main house.

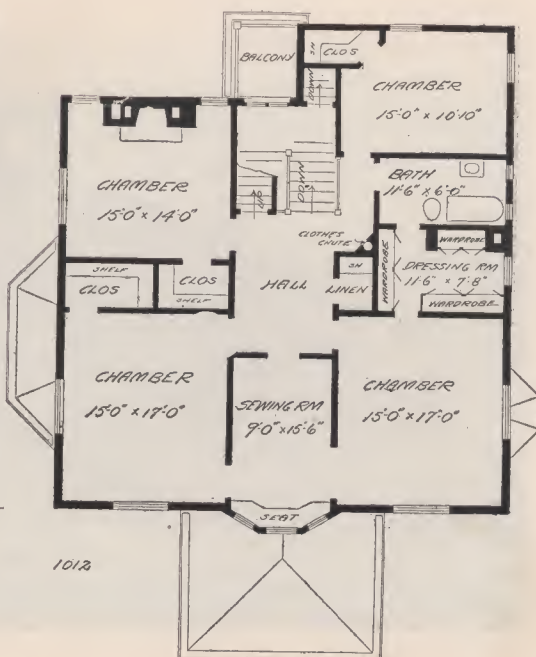
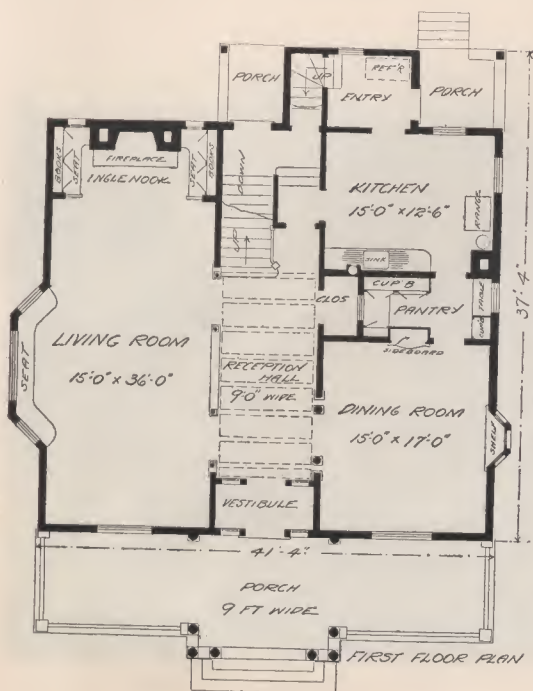
The second story shows most generous closet space, that connecting the owner's chamber with bath, being a fine sized room, lighted, and with wardrobe cases having sliding doors lining the

walls. The serving room, with its bay and built-in seat, would often be called, instead, my lady's boudoir or my lord's den.

The basement has complete laundry and is provided with a hot-air heating plant. The attic space is finished and contains two good chambers and a complete bath, besides storage space.

The interior finish is of imitation mahogany in the living and dining room, white enamel with beamed ceiling in hall and hardwood floors throughout. Photo rails are provided in all the chambers. The exterior is of clapboards.

Cost \$5,800. Width, 41 feet 4 inches; depth, 37 feet 4 inches; height of first story, 10 feet 3 inches; second story, 9 feet 3 inches.



Suggestions for Your New Home

We will adapt our own floor plans to any general exterior
you may prefer.



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MR. W. J. KEITH, Minneapolis, Minn.

KANSAS CITY, MO.

DEAR SIR:—I am sending you by mail this date some interior views of my house. I do not know whether or not you have had any or many letters concerning this house of mine, but I want to tell you it has caused a lot of comment and you can judge for yourself as to what people think of it when I tell you we have been offered \$18,000 for it—house with my 100 feet of ground. Two real estate men have been after us for two months now to put a price on it, one of these being the one that made the \$18,000 offer for a client of his. To say we are completely pleased with it puts it mild and even to this date we have people come up with the nerve to ask the privilege of going through it for ideas in building. Our long living room takes with every one that sees it. If we decide to sell later I will get you to make me up a new set of plans and outdo the present home. Wishing you all possible success for this new year, I am,

Yours very truly,

C. P. A. C.



Suggestions for Your New Home

We will adapt our own floor plans to any general exterior you may prefer.



THE KEITH CO., Minneapolis, Minn.

NASHVILLE, TENN.

GENTLEMEN:—Our house is at length completed and we have moved in. We rest secure in the assurance that it is the most artistic house in Nashville. Photographs of the house are not yet finished, but when we secure them we shall certainly send you a copy.

Respectfully yours,

R. B. S.



Suggestions for Your New Home

We will adapt our own floor plans to any general exterior you may prefer.



MR. WALTER J. KEITH, Minneapolis, Minn.

FRANKFORT, KY.

DEAR SIR:—I have often thought of writing you in regard to the house for which you made the plans last spring, and will try to do so now. At the outset, I will say that my house has been more admired than any house built here in years. As some people have expressed it, "It shows that an architect (and a good one) made the plans." While it cost more than I intended putting in a house, I feel that I had a dollar's worth for every dollar put in it. The men who built my house say the plans are the best they ever followed. Thanking you for your courteous treatment and assuring you of my very best wishes, I am,

Yours very truly,

J. A. P.



Suggestions for Your New Home

We will adapt our own floor plans to any general exterior you may prefer.



THE KEITH CO., Minneapolis, Minn.

COLUMBUS, NEB.

GENTLEMEN:—We have built our house according to plans furnished by you, have moved in and think it is a peach. We have made a few changes, which, however, do not affect the appearance. It is a warm house. The money for plans, etc., was well spent. Thanking you for the courtesies you have shown me, I remain,

Yours very truly,

J. C. F.



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With Your Own Individual Ideas as the
Key Note of the Design?

Then Take Advantage of Our Sketch Offer.

MR. KEITH'S personal and particular attention is reserved for these special studies. The interpretation, correct architectural expression and the rendering practical in every way of your own original ideas so that the house will be a distinct success in every detail and truthfully express your personality, is a matter of the very greatest importance.

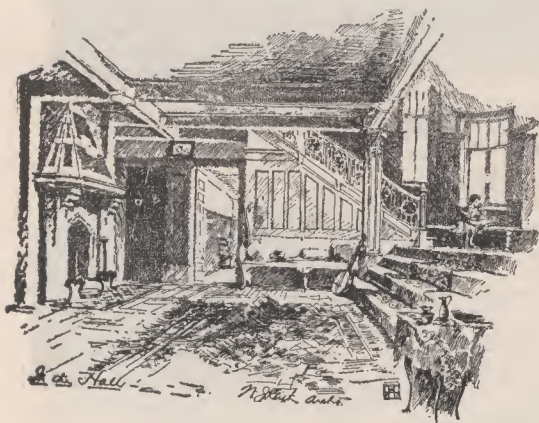
SHAKESPEARE SAYS:

"There is no art to find the mind's construction in the face."
—*Macbeth.*

—BUT—

"The dwelling a man builds, reveals his personality, and through its halls and porticos runs the story of his life."

Now if the problem be given proper consideration, it means **time** and **time** is money. We



would speedily be overwhelmed with requests if this were a *free* offer, consequently it is not free, but the payment required is merely nominal. The design is of no use to us unless **developed**; therefore this offer is limited as below stated.

We believe if a thing is worth doing at all, it is worth doing **well**. In the development of the complete working drawings there is no "cheap time" at your disposal. As a rule "cheap time" is a sure indication of **incapacity**, and this means a waste and misuse of your building funds far in excess of the difference in cost to you between **competent** and **incompetent** services to say nothing of the results attained from an artistic point

of view. No signed contract is asked for. We propose to make our work so pleasing and satisfactory as to demonstrate beyond a question that the **best** is certainly the **cheapest** for you. The sketches cost you nothing if you order working drawings, for which a price will be made that is just as low as is possible for the thorough and painstaking execution of the work. The **success** of our designs demonstrates their **worth**. The fact that **houses** built from our designs **sell** advantageously when built, proves they are **practical** and **desirable**. This is an important matter to you should you ever wish to dispose of your property.

THE FOLLOWING IS OUR Five Dollar Sketch Offer.

On receipt of \$5.00 and a rough diagram or description of your own ideas we will make a special study of your requirements and prepare the first and second floor plans accurately laid out to a scale with a picture of the exterior of the house as it would appear when completed, advising you of the additional charge for Complete Working Drawings, Specifications, Etc., which will be as low as is consistent with the labor involved. This offer applies to residences costing not over \$5,000. For residences or buildings costing \$5,000 to \$10,000 the charge is \$10.00. \$10,000 to \$15,000, \$15.00, etc. This offer is made simply to demonstrate to you the value of competent services in interpreting and rendering practical your original ideas so that the home will be a complete success in every detail.

NOTE.—This sketch offer is only open to those who intend to order working drawings and specifications if they are pleased with the results.

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Furnish a Hundred Others.

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I have also a cellar running under the dining room and living room and the whole house is the envy of the neighbors for distance.

In conclusion, I wish to thank you for such plans. My contractor did not have the least trouble with them and said they were accurate to the quarter inch, even, allowing for all the little extras I have made.

Yours respectfully,
CHAS. PUSEY.



Floor Plan of our office,
50x70 ft. in size

The "KEITH'S" are a Lot of Women!

So our Competitors say.

"Walter" and "George" are new names for
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Read what one of our many we'll pleased Kansas clients wrote us of how these prejudiced contractors and competitor architects tried to malign us.

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GENTLEMEN:—We expect to be in our new home, built from your design, No. 919, about November 1st. We are going to have the best finished, most complete house in this part of the country. We have basement under the entire house, also attic to be partially finished, hot air, electric lights, water, etc.

We gave our plans to two contractors and there was a difference of \$2600.00 in their bids. We gave it to the lowest bidder, who is a reliable gentleman, and who is anxious to build it as specified. The other man remarked, after the contract was let, that he didn't care to build it ANYWAY—that The Keith Co. were all WOMEN and didn't know how to plan a house.

It is needless to add that we like our plans very much and our home, when completed, will cost us about \$4500.00, which is very reasonable for such a house as we have made of it.

Sincerely,
MRS. CHAS. E. LOBBELL.

Settlements, Leaky Roofs, Cracking Walls.

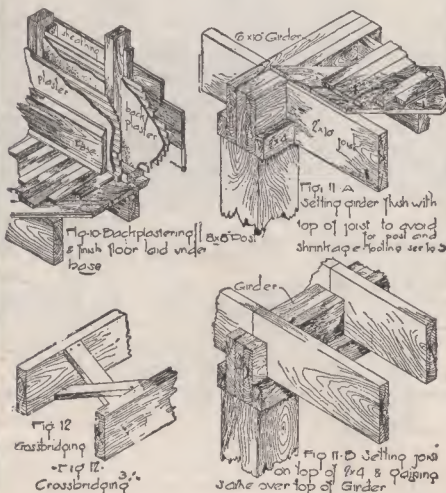
These troubles and such as Bulging and Cracking Plaster, Doors that refuse to shut, Sliding Doors that refuse to slide, Smoking Chimneys and Fireplaces, a Cold House and a thousand aggravations can be prevented by having my Little Book on Construction in your pocket, while your new home is building. One man who used it said HE WOULD NOT TAKE \$25.00 FOR HIS COPY. : : : :

A Sample Page from Our Book "The BUILDING of IT"

PLASTERING

37

quently causes apertures to be left, by means of which the cold will enter and circulate throughout the walls and floors of the house. I consider this to be one of the most important matters to be looked after in the construction of a frame house.



This method of back plastering gives us the benefit of a wall with two air spaces, making, with the inside plastering, practically three walls to a frame house.

The mortar for this purpose should be made good and rich, in similar proportions to that which is hereafter suggested for the brown coat of inside work.

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[Illustration is a sample page in Miniature.]

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It contains 128 pages and is fully illustrated by photographs and drawings. With it in your pocket you can not only recognize faulty work but you can give instructions as to how it should be performed, to obtain results desired in the most economical manner possible. The contractor and builder will find it an invaluable aid in his work and a great help to him in arriving at the cause and remedy of many matters in building that have heretofore puzzled him.

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READ WHAT ONE SAYS!

Did Space Permit We Could Furnish A Hundred Others

THE KERRY CO.,

Baltimore, Md., September 12th, 1904.

Minneapolis, Minn.

GENTLEMEN!—Since writing you last commenting on the price of my house, I have had it built and it is finished. I write you now simply to say it is one of the prettiest houses I have ever seen and I am most agreeably surprised. Of course, the price is more than I anticipated, but when I take into consideration that everything is first-class—frame of white oak, also the floor timbers, and the trim polished spruce, I have no complaint. I am simply charmed with its beauty.

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Yours respectfully,

CHAS. POSEY.

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